



Onondaga County Planning Board

November 30, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Ilana Cantrell
Robin Coon

GUESTS PRESENT

Stephen Darcangelo

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 30, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from November 9, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-67	CSyrPB	No Position	S-22-68	CSyrZA	No Position With Comment
S-22-70	TOnoPB	No Position	Z-22-317	CSyrZA	No Position
Z-22-318	CSyrZA	No Position	Z-22-319	TElbZBA	No Position
Z-22-320	CSyrZA	No Position With Comment	Z-22-321	TElbPB	Modification
Z-22-322	CSyrZA	No Position	Z-22-323	CSyrZA	No Position
Z-22-324	TDewPB	Modification	Z-22-325	TCicPB	Modification
Z-22-326	TCicPB	Modification	Z-22-327	TCicZBA	Modification
Z-22-328	TSkaPB	No Position With Comment	Z-22-329	TSkaPB	No Position With Comment
Z-22-330	TCicPB	Modification	Z-22-331	TCicPB	Modification
Z-22-332	VManVB	No Position	Z-22-333	VManVB	No Position
Z-22-337	TVanPB	Modification	Z-22-338	TVanPB	Modification
Z-22-339	TVanZBA	Modification	Z-22-340	TClaTB	No Position With Comment

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # S-22-67

- 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 Symphony Tower, LLC for the property located at 111-113 East Onondaga Street and 457 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Adams Street, a state highway, and the Clinton Wastewater Storage Facility and the Onondaga County Central Library, both county-owned facilities; and
- WHEREAS, the applicant (Symphony Tower LLC) is proposing to combine two properties into one new lot (0.733 acres), in a Central Business-Retail (CBD-R) zoning district, as part of a project to convert the building into commercial and residential uses; and
- WHEREAS, in 2017, the Board recommended No Position on Subdivision and Project Site Review referrals (S-17-30 and Z-17-360) as part of a project to convert the multi-story former hotel building into an extended stay hotel (Hyatt House); that project was not completed; and
- WHEREAS, the site contains an existing multi-story brick building and is located in the South Salina Street Historic District at the corner of South Salina Street and East Onondaga Street near several recent and upcoming renovation projects, including the Salt City Market, Sibley building renovation, the Clinton Tower apartments, and the Hotel Syracuse renovation; the EAF Mapper also indicates several Eligible National Register sites nearby; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the Subdivision Plan dated April 24, 2017, is labeled “Resubdivision of Lot Nos. 17A and 17B of Resubdivision of Part of Lot 19 All of Lot Nos. 17, 20 and 21 Block 116 into New Lot 17C to be known as 111 East Onondaga Street”; new Lot 17C would encompass the entirety of the building and measure 0.733 acres; and
- WHEREAS, the referral form indicates the building is to undergo renovations to convert the former 15-story hotel building into a mixed-use building, with 2-3 stories of commercial uses and residential apartments above; no additional information was provided regarding buildout; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan

Wastewater Treatment Plant service area; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online at <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # S-22-68

- 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 Zoning Administration at the request of Scholar Syracuse, LLC and OPUS AE Group, LLC for the property located at 1030-1060 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 Institute for Human Performance (SUNY Upstate), a state-owned facility; and
- WHEREAS, the applicant is proposing to subdivide a 2.69-acre parcel into two new lots, New Scholar Hotel Lot (0.658 acres) and New Opus at Syracuse Lot (2.027 acres), in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-22-320) for the residential building; the Board took No Position with Comment on an area variance referral (Z-21-343) on December 8, 2021 to waive structural coverage and floor area ratio requirements and also took No Position with Comment on project site review (Z-21-334) and final subdivision (S-21-80) referrals; previously, the Board took No Position on concurrent project site review (Z-14-111) and area variance (Z-14-112) referrals to enclose an existing open terrace associated with the property and located primarily in the City right-of-way; and
- WHEREAS, the Subdivision Preliminary Plan shows the proposed New Opus at Syracuse Lot (2.027 acres) with a 2-story building that would be razed and a large parking area, and the proposed New Scholar Hotel Lot (0.658 acres) with an existing 7-story masonry building; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; and
- WHEREAS, the subdivision plan shows the site has frontage on three city streets, East Genesee Street, University Avenue, and Madison Street, and contains existing two-story and seven-story buildings for the Scholar Hotel and an associated parking lot; and
- WHEREAS, a Project Overview dated July 29, 2022 states that the proposed project will raze the 2-story Genesee Grande structure and construct a 5-level structure (6-level along Madison Street due to existing grades); the project includes a fully enclosed parking solution on 2 flat plates, with the lower level accessed off Madison Street used for the residential project and containing a minimum of 131 parking spaces (0.9 of the required 1 space/unit parking for 145 units), and the upper-level parking would be used for the Mayflower and have 82 spaces for 82 units and be accessed using the existing drive along Genesee Street, passing the entrance and drop off area before entering the garage; there are 4 existing employee surface parking spaces on the west side of the

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

E-mail Address: countyplanning@ongov.net

hotel that will remain; and

WHEREAS, the Project Overview states that indoor and outdoor amenities for the residential building include bike storage, mailroom, fitness facility, gathering space, club room, outdoor courtyard with pool and community gathering areas, library and lounge with outdoor terrace, and small terrace and lounge area on the top floor; and

WHEREAS, the Site Plan dated October 7, 2022 shows the proposed building, exterior patio, one drive each on East Genesee Street (shared with hotel) and Madison Street that lead to the building (enclosed parking), two drop-off zones on the East Genesee Street side of the building (one is adjacent to the hotel), a proposed bioretention area in the middle of the paved area in front of the building, concrete sidewalks along East Genesee Street and Madison Street, a proposed fire access land running along the East Genesee frontage adjacent to the sidewalk, and several areas of landscaping; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, 2.18 acres of the site will be disturbed by the proposed project; stormwater will be collected on-site in catch basins, manholes, and a surface bioretention area, and stormwater will be piped to on-site stormwater storage vaults for peak flow attenuation and to meet City of Syracuse requirements for discharge rate to the combined sewer;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to drinking water and wastewater services are proposed for the residential building; per the EAF, anticipated water usage and liquid waste generation are each estimated at 42,460 gallons per day; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site is located near the Grace Episcopal Church and Temple Society of Concord, which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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 applicant is advised to coordinate with the City of Syracuse and Onondaga County Department of Water Environment Protection regarding any anticipated increase in wastewater flow from the site, particularly give known local wastewater constraints near the site. 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 or increase flow into the public sewer system. The Capacity Assurance Form and approval process can now be found online:

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

2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.

3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # S-22-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Beak & Skiff Apple, Inc. for the property located at 4473 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20) and Lords Hill Road (Route 80), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 148.2-acre parcel into four new lots, Lot 1 (17.39 acres), Lot 2 (30.77 acres), Lot 3 (100 acres) and Lot 4 (3.88 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Final Plan dated May 6, 2022 shows an existing frame building, asphalt parking area, and easement for drainage system on proposed Lot 1, a metal building with proposed addition, gravel area connected to Lot 1, two pole barns, two ponds, and orchards on proposed Lot 2, and Lot 3 would be the remaining lands; aerial photography shows a house and pond on proposed Lot 4; and
- WHEREAS, the plan shows an existing shared driveway on Cherry Valley Turnpike between proposed Lots 1 and 2 labeled proposed 25' wide ingress/egress easement over existing drive; the plan shows an existing driveway on Cherry Valley Turnpike for proposed Lot 4 and aerial photography shows a field drive on Cherry Valley Turnpike from proposed Lot 3; and
- WHEREAS, the Referral Notice states that the site is not served by public water and onsite wastewater treatment is provided by septic system, and the Environmental Assessment Form (EAF) states that no new utilities are proposed; and
- WHEREAS, the plan shows two ponds on proposed Lot 2 and a creek running along the western boundary of proposed Lot 3, and there is also a pond on proposed Lot 4 visible on aerial photography; GIS mapping shows that all of these water features, except one the southern pond on proposed Lot 2, may be designated federal wetlands; 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); 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); and
- WHEREAS, the entire site is enrolled in NYS Agricultural District 1 and appears to contain active farmland; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Helio Health for the property located at 121 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant (Helio Health) is proposing to demolish an existing residential structure and garage and parking lot on site and replace it with two parking spaces, lawn area, landscaping and fencing, on a 0.15-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, the parcel is located in a transitional residential and commercial area in the western portion of the City of Syracuse; surrounding uses include the Star Park Apartments complex, single- and multi-unit houses, and nearby vacant land at the corner of West Genesee Street, which appears to also be owned by the applicant; and
- WHEREAS, the 0.15-acre lot contains an existing 1,296 sf residential structure in fair to poor condition which has been formerly used and modified for commercial office and restaurant uses, a garage and adjacent parking lot; and
- WHEREAS, per the referral materials and Site Layout and Planting Plan, the applicant proposes to demolish the building, garage and remove existing paved areas, and install lawn, a two-car parking area, front yard landscape screening and decorative metal fencing across the frontage of the parcel; and
- WHEREAS, the local application also states the existing 100' wide paved frontage will be modified for a 12' driveway with new curbing, sidewalk, lawn and catch basin in the State Fair Boulevard right-of-way, a City street; and
- WHEREAS, the site is served by City of Syracuse drinking water and sewer infrastructure and is located in the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact WEP's Plumbing Control to ensure appropriate permits are obtained; 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 project is within 2,000 feet of a site (ID: 734039) 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of City of Syracuse for the property located at 235 Harrison Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of several county-owned properties; and
- WHEREAS, the applicant is requesting a sign waiver for two LED variable message board wall signs for the Tech Garden on a 1.78-acre parcel in a Central Business, Office and Service (CBD-OS) zoning district; and
- WHEREAS, the Board took No Position on a Project Site Review referral (Z-22-285) on October 19, 2022 to construct two new stories over an existing single-story building (Tech Garden); SOCPA also offered No Position on an administrative review of a preliminary subdivision referral (S-22-60) to subdivide a subsurface parking garage from the remaining office building above the garage; in 2018 the Board offered No Position on a final subdivision referral (S-18-91) to realign two properties into two new lots, where New Lot 1 (1.155 acres) contains only the limits of the AXA Towers building, and New Lot 2 (2.733 acres) contains the current Tech Garden parcel in its entirety, as well as all land surrounding the AXA Towers; and
- WHEREAS, the site is located in Downtown Syracuse adjacent to the Equitable Towers (previously AXA Towers) and has frontage on South Warren Street, Montgomery Street, and Harrison Street, all city streets; the site is located near several county-owned buildings, including the Oncenter, War Memorial, Civic Center, County Office Building, and County Courthouse, some of which are listed on the National Register of Historic Places; the site is in close proximity to several other places on the National Register of Historic Places, including the South Salina Street Downtown Historic District, Hotel Syracuse, and Plymouth Congregational Church; and
- WHEREAS, a letter from the applicant dated September 26, 2022 states that the signage will be used to present the businesses and logos of the startups that are using the Tech Garden's services, and the logos and graphics will be static and will change at intervals no shorter than 8 seconds, since animated signs are prohibited; information on Tech Garden events and convention district messaging also will be displayed; and
- WHEREAS, the Sign Location Plan dated August 23, 2022 shows the existing building with proposed building renovations that would add 2nd and 3rd floors, with the proposed signs on the building; proposed Sign #1 would be 32'H x 28'W (896 square feet, 60' height) and face Harrison Street, and Sign #2 would be 16'-10"H x 16'W (270 square feet) and face South Warren Street; and

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

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the Peregrine Falcon, 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Loren Barrigar for the property located at 404 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance regarding minimum lot size to allow a residential use on a 0.49-acre parcel where a minimum of 1-acre is required, in a Business (B-1) zoning district; and
- WHEREAS, the site is located just north of the Village of Jordan and the NYS Thruway, in a predominantly rural area, with nearby lands enrolled in the NYS Agricultural District Program, as well as both commercial and residential uses abutting the site; and
- WHEREAS, the 0.49-acre parcel contains an existing residential building with a large asphalt parking area in front of the entrance, with a driveway onto Route 31, a state highway, and grassed yard to the rear;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, referral materials only indicate that a home occupation is being proposed, which requires a 1-acre minimum lot size in the Business-1 zoning district; no other information regarding the proposed use was provided; and
- WHEREAS, the submitted survey shows the location of two wells and a propane fuel tank on the parcel and the site is served by an individual septic system; and
- WHEREAS, the site may contain the Bald Eagle, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Scholar Syracuse, LLC and OPUS AE Group, LLC for the property located at 1030-1060 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 Institute for Human Performance (SUNY Upstate), a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a five/six-story residential building with 145 dwelling units on a proposed 2.027-acre parcel in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-22-68) to create two parcels, one for the 7-story Mayflower building and one for a proposed 145-unit residential project; and
- WHEREAS, the Board took No Position with Comment on an area variance referral (Z-21-343) on December 8, 2021 to waive structural coverage and floor area ratio requirements and also took No Position with Comment on project site review (Z-21-334) and final subdivision (S-21-80) referrals; previously, the Board took No Position on concurrent project site review (Z-14-111) and area variance (Z-14-112) referrals to enclose an existing open terrace associated with the property and located primarily in the City right-of-way; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; and
- WHEREAS, the subdivision plan shows the site has frontage on three city streets, East Genesee Street, University Avenue, and Madison Street, and contains existing two-story and seven-story buildings for the Scholar Hotel and an associated parking lot; and
- WHEREAS, a Project Overview dated July 29, 2022 states that the proposed project will raze the 2-story Genesee Grande structure and construct a 5-level structure (6-level along Madison Street due to existing grades); the project includes a fully enclosed parking solution on 2 flat plates, with the lower level accessed off Madison Street used for the residential project and containing a minimum of 131 parking spaces (0.9 of the required 1 space/unit parking for 145 units), and the upper-level parking would be used for the Mayflower and have 82 spaces for 82 units and be accessed using the existing drive along Genesee Street, passing the entrance and drop off area before entering the garage; there are 4 existing employee surface parking spaces on the west side of the hotel that will remain; and
- WHEREAS, the Project Overview states that indoor and outdoor amenities for the

residential building include bike storage, mailroom, fitness facility, gathering space, club room, outdoor courtyard with pool and community gathering areas, library and lounge with outdoor terrace, and small terrace and lounge area on the top floor; and

WHEREAS, the Site Plan dated October 7, 2022 shows the proposed building, exterior patio, one drive each on East Genesee Street (shared with hotel) and Madison Street that lead to the building (enclosed parking), two drop-off zones on the East Genesee Street side of the building (one is adjacent to the hotel), a proposed bioretention area in the middle of the paved area in front of the building, concrete sidewalks along East Genesee Street and Madison Street, a proposed fire access land running along the East Genesee frontage adjacent to the sidewalk, and several areas of landscaping; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, 2.18 acres of the site will be disturbed by the proposed project; stormwater will be collected on-site in catch basins, manholes, and a surface bioretention area, and stormwater will be piped to on-site stormwater storage vaults for peak flow attenuation and to meet City of Syracuse requirements for discharge rate to the combined sewer;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to drinking water and wastewater services are proposed for the residential building; per the EAF, anticipated water usage and liquid waste generation are each estimated at 42,460 gallons per day; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site is located near the Grace Episcopal Church and Temple Society of Concord, which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 applicant is advised to coordinate with the City of Syracuse and

Onondaga County Department of Water Environment Protection regarding any anticipated increase in wastewater flow from the site, particularly give known local wastewater constraints near the site. 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 or increase flow into the public sewer system. The Capacity Assurance Form and approval process can now be found online:

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

2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.

3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-321

- 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 Elbridge Planning Board at the request of Timothy Derycke for the property located at 538 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and Route 90 (NYS Thruway), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a self-storage facility on a 5.2-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a subdivision referral (S-21-71) to subdivide an 11.5 acre parcel into two lots, noting requirements from the Onondaga County Health Department; in 2020 the Board recommended Modification of a site plan referral (Z-20-212) to construct a truck repair and storage facility, with driveway and drainage requirements noted; the facility was approved locally and constructed on the now adjacent parcel; in 2019, the Town changed the zoning of 8 parcels including the subject parcel to Industrial zoning district (Z-19-291 and 292), with the Board commenting on potential land use compatibility issues; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential, industrial and agricultural land uses; the site is south of lands enrolled in the NYS Agricultural Districts program that appear to contain active agriculture; and
- WHEREAS, the 5.2-acre parcel has frontage on State Route 31 and abuts the NYS Thruway (I-90) to the rear; the site is currently vacant and wooded lands; the grade of the parcel drops approximately 30 feet) from the front of the parcel to the rear; and
- WHEREAS, the local application describes the project as construction of four self-storage buildings, an outside storage area, and future bulk storage building with associated driveway, lighting, security fencing and gate; and
- WHEREAS, the Site Plan dated October 31, 2022 and related drawings show three 20'x150' metal storage buildings (unheated) and one 40'x150' self-storage building (heated) with interior hallway, occurring at the front half of the site and laid out parallel to Route 31; directly to the rear, a gravel outdoor storage area is shown measuring 180'x150'; a future dry storage building location (80'x150') is shown on the gravel area as well; and
- WHEREAS, security fencing is shown surrounding these storage areas, and an electronic security gate occurs on a driveway which connects to an existing commercial driveway to State Route 31 on the adjacent parcel; plans indicate an existing access easement for Lot 2 occurs in this location; and

ADVISORY NOTE: any future or proposed driveways onto State Route 31 will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the site plan also indicates the installation of 5 maple trees along the frontage, and installation of a ground mounted sign just behind the right-of-way line; snow storage areas are also shown along the southern edges of the site; and

WHEREAS, the Environmental Assessment Form indicates that 3.6 acres are to be disturbed and a NYS SPDES permit is required, and the site abuts the NYS Thruway; the submitted Grading Plan indicates that drainage will be directed to a stormwater management pond toward the rear of the site, with rear outlet structure directed toward the remaining wooded lands;

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 form and EAF, no water or sewer infrastructure currently serves the parcel, and no service is proposed; the site is located outside of the Onondaga County Sanitary District; and

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

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 submit a copy of the site plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-322

- 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 City of Syracuse Zoning Administration at the request of Housing Visions for the property located at 414-416 West Onondaga 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 South West Street, a state arterial; and
- WHEREAS, the applicant is proposing to develop a mixed-use, multi-family apartment building with office space in a vacant commercial building on a 1.13-acre parcel in Residential, Class B (RB) and Business, Class A (BA) zoning districts; and
- WHEREAS, the Referral Notice states that the applicant is proposing to modify an existing special permit for transitional parking to allow for renovation/expansion of the existing building; and
- WHEREAS, the Board took No Position on a special permit referral (Z-05-175) for a transitional parking area for the new sanctuary for the Second Olivet Missionary Baptist Church at 818 South West Street; and
- WHEREAS, the City application states that the project includes renovation of an existing 17,000 square foot building and the construction of an additional 10,000 square feet of space, and the site redevelopment includes a 77-space parking lot; and
- WHEREAS, a letter from the applicant states that the site is a former commercial office building that is bordered to the north by Shonnard Street, the east by a small 3-story multi-family building, the south by West Onondaga Street, and the west by a single-story office/commercial structure; the surrounding area is characterized by a mix of low- to medium-density residential housing, some multi-family dwellings, commercial strip plazas, and converted commercial and mixed-use buildings, and the Second Olivet Baptist Church; and
- WHEREAS, the letter states that 92 existing parking spaces are available, 77 spaces will be available after site redevelopment, 37 spaces will be required for the redevelopment (20 residential spaces and 17 office spaces), and 40 spaces will be remaining for transitional parking; and
- WHEREAS, the Site Plan dated March 2022 shows the existing building with the proposed addition on the rear of the building, and both note that Floor 1 would be business and Floors 2 and 3 would be apartments; the site has access to West Onondaga Street and Shonnard Avenue, both city streets; the drive on West Onondaga Street will be removed and the driveway on Shonnard Avenue provides access to the parking area; and
- WHEREAS, the plan shows concrete sidewalk along both street frontages, which would be

replaced along West Onondaga Street, and a proposed EV charging station in the parking lot; and

WHEREAS, the site is located in the City of Syracuse, with access to City of Syracuse drinking water and wastewater infrastructure; and

WHEREAS, the site is in the Metropolitan Wastewater Treatment Plant service area, and within an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the site is located near several buildings, including the Henry J. Mowry House, George C. Hanford House, 419 West Onondaga Street, Seymour Elementary School, which are 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 Environmental Assessment Form states that stormwater is managed by an infiltration system below the existing parking lot; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734042, C734144A) 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Zoning Administration at the request of Viraj Patel, Radha Krishna Corp. for the property located at 440-446 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Routes 690 and 81, both state highways; and
- WHEREAS, the applicant is requesting area variances waiving requirements for parking, yards and lot coverage, as part of a project to convert former ground floor commercial space into 5 apartments, in an Office, Class B zoning district; and
- WHEREAS, the Board recently reviewed use variance and subdivision referrals (Z-21-47 and -48) to allow a restaurant use on an adjacent portion of the subject row building, offering No Position; the Board previously recommended Disapproval of a project site review referral (Z-20-138) to establish an accessory parking lot for Quality Inn on the subject site, citing traffic safety concerns given the proposed access to James Street and conflicts with local land use planning efforts aimed towards growth, infill development, and redevelopment along this corridor; the project was closed administratively; and
- WHEREAS, the site is located on the City's James Street corridor, just outside Downtown Syracuse, with surrounding multi-family residential and commercial land uses; aerial imagery and submitted plans show the site has frontage on James Street and Burnet Avenue, both city streets, and contains an existing three-story hotel, Quality Inn, with an attached two-story row building; a portion of the row building was recently demolished leaving a vacant area on the west side of the site; there is an existing 41-space parking lot with a curb cut onto James Street on the east side of the hotel; the site also contains an 11-space parking lot with access to Burnet Avenue at the rear of the row building; there are existing concrete sidewalks and street trees/landscaping along both road frontages; and
- WHEREAS, the local application indicates apartments currently occur within the second story of the two-story building, and this project would convert the vacant, previous ground floor commercial space to 5 new apartments; no exterior building modifications are proposed; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to "provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses" and permits restaurant uses;

and

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

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

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online at <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

WHEREAS, the site is south across James Street from a Local Protected Site (Church of the Savior), which is regulated by the Syracuse Landmark Preservation Board; the site is also located near the First English Lutheran Church and the North Salina Street Historic District, 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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Syracuse Haulers for the property located at 6223 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635), a state highway, and Exeter Street (Route 181), a county highway; and
- WHEREAS, the applicant is proposing construction of a 24,425 sf pre-engineered metal building on a 6.05-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously took No Position with Comment on a subdivision referral (S-12-31) on March 28, 2012 with comments on driveways, sewers, and stormwater; and
- WHEREAS, the site is located in the Thompson Road industrial area; CSX rail lines border and run parallel with the western parcel lines; and
- WHEREAS, the Referral Notice states that the building will be used to sort and recycle construction and demolition waste to reduce tonnage going into local landfills; and
- WHEREAS, an Architectural Narrative states that there is an existing 112,670 square foot transfer station on site, and the project will include a subdivision to combine two adjacent parcels to bring the total land area up to 14.03 acres; and
- WHEREAS, the Narrative states that existing traffic is not expected to change except for eight new employees; the Narrative provides existing average trip numbers broken down by vehicle type and states that parking is provided for 96 passenger vehicles, 46 trash/recycling trucks, 7 tractors, and 12 roll-off trucks; and
- WHEREAS, the Partial Site Plan dated July 27, 2022 shows the proposed building to the east of the existing building; access to the site is provided through a shared drive on Thompson Road across from Exeter Street; the site does not have frontage on Thompson Road; and
- WHEREAS, the Parking Layout Plan dated August 15, 2022 shows that most of the parking for the site would be located on the adjacent parcel to the north, which the applicant stated will be part of a subdivision application for this site; the plan also shows an existing concrete pad, new 15,000 gallon diesel tank, and new fuel dispenser on the adjacent parking site; and
- WHEREAS, the site is served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is served by municipal wastewater service; the site is located in the Ley Creek Pump Station and Metropolitan Syracuse Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the Environmental Assessment Form states that stormwater will be managed with an existing drainage system on site; a letter from the applicant responding to a Town letter states that a new oil/water separator is part of this project and the roof rainwater leaders are being piped directly to underground drainage pipes and all drainage is being captured within the site; and

WHEREAS, the letter states that modification of the existing NYSDEC permit has been prepared, and submission will be done following any revisions required by the Town; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734138, C734032, C734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF); 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 New York State Department of Transportation and Onondaga County Department of Transportation have determined that the applicant must provide ITE Trip Generation traffic figures to meet Department requirements. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Clinton's Ditch Coop Co., Inc. for the property located 8478 Pardee Road & Carmenica Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Pardee Road (Route 253), a county highway, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant (Clinton's Ditch Co-op) is proposing construction of several site improvements to its existing bottling and warehousing facility, including up to 193,000 sf of building/warehousing space and the addition of over 200 parking spaces, on five parcels totaling 76.84 acres in Industrial and General Commercial zoning districts; and
- WHEREAS, in 2008, the Board reviewed a 35,000 sf addition to the Clinton's Ditch facility (Z-08-123), with review requirements for stormwater and traffic generation; in 2014, two of the subject parcels were reviewed as part of a large rezoning of 105 acres to General Commercial Plus zoning (Z-14-55), which was not ultimately approved; a coordinated review with the Town of Cicero was held at that time regarding buildout considerations for the Carmel Runne commercial subdivision, where traffic, local circulation and wastewater capacity and conveyance were primary concerns; and
- WHEREAS, the site is on approximately 78 acres along Pardee Road, which contains a number of commercial and industrial land uses and vacant land; the Carmel Runne commercial subdivision (partially built out) occurs to the south; Interstate 81 runs just west of Pardee Road; the survey dated July 28, 2022 and aerial photography shows a large existing 2-story concrete brick building located on the front half of tax parcel 090.-01-29.0 (28 acres), which houses the Clinton's Ditch Coop bottling plant and warehousing facilities, with multiple loading bays, vehicle and truck parking and trailer storage to the side and rear; three additional parcels included with the application appear to be vacant; and
- WHEREAS, the Cicero Warehouse – Master Plan (10/5/22) shows various proposed site improvements including a Phase 1 facility expansion (66,200 sf), no Phase 2 expansions, three Phase 3 expansions (107,160 sf total), and minor modifications including new employee entrances would also occur; to the north a new 20,000 sf truck repair facility is proposed, with adjacent parking (50 tractor, 13 trailer, 66 cars), covered fuel area and guard house for truck access; and
- WHEREAS, the building currently has one commercial driveway onto Pardee Road, and the Master Plan shows a new 244-vehicle employee parking lot on two

southern parcels, with driveway access via Carmenica Drive, a local road; a loop road with separate ingress and egress drives is shown at the front of the building, labeled for deliveries of certain materials to the site only; a small visitor lot would utilize the existing driveway; truck traffic would be directed to a new full service entry at the north edge of the site, which leads behind the repair facility to a gate and guard house prior to accessing the main facility; the rear of the site would accommodate 100 trailer spaces on newly cleared lands, ending at an existing national grid power line easement crossing the parcel; and

WHEREAS, per the EAF, parking will increase from 236 to 475 parking spaces; data on employee or production changes were not included; the NYS and Onondaga County Departments of Transportation note that this area currently experiences significant traffic congestion and that traffic circulation in this area is unique; given that left turns from Pardee Road to Route 31 are now prohibited, this project may have significant impacts to other intersections such as Route 31 and Lakeshore Road; and

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Pardee Road must meet Department requirements, and additional stormwater runoff into the County or State's drainage systems is prohibited; and

WHEREAS, the majority of the site is to be surrounded with a 6' tall chain link fence with barbed wire; the Master Plan also notes several items which are being designed or to be determined, including a future outdoor employee patio, signage, architecture, fencing/gates, fire loop access, phasing, fueling and subsurface tanks, parking and utility relocation; and

WHEREAS, the EAF indicates approximately 25 acres of the site is to be disturbed; the Master Plan indicates two proposed stormwater detention ponds on site, with notes indicating sizing/design/testing to occur, and that a subsurface stormwater facility will be located near the new truck repair facility "to avoid placement of open stormwater pond within NYSDEC wetland buffer"; a 30' drainage easement (unknown easement holder) "for Carmel Runne subdivision plats" is indicated on the two southern parcels;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES MS4 Phase II Permit; stormwater discharges associated with industrial activity or in excess of 1,000 gallons per day must be covered under the NYS SPDES permit; and

WHEREAS, the Plan and GIS mapping show areas of federal and state wetlands on areas of the site primarily to the north of the existing building, including a pond; wetland boundaries are indicated on the plan but with note to confirm NYSDEC 100-foot wetland buffer (not shown); it is unclear whether the plan includes a formal wetland delineation; two areas are labeled as wetland removal areas (0.5 and 0.1 acres), and another area near the truck repair building appears to be impacted; a plan note indicates an environmental firm "is in the process of addressing impacts, costs and timelines for wetland violation and permitting/mitigation for proposed impacts"; the EAF indicates "Project will disturb approximately 2 acres of wetlands with fill and the placement of roads and other structures."; the EAF also indicates that 10.9 acres of forested lands and 4 acres of meadows/grassland will be removed; and

WHEREAS, the existing building has access to public drinking water (OCWA) and municipal wastewater infrastructure, and the site is located in the Davis Road Pump Station (flow constrained) and Oak Orchard Wastewater Treatment

Plant service areas; local wastewater conveyances in the area are known to be reaching capacity; the EAF states no new demand for water or wastewater service will be created for the primarily warehouse addition project, despite the addition of nearly 200,000 square feet of new building and expanded building space and the addition of approximately 239 parking spaces, per the plans; no information on existing and projected processing operations or employment levels at the facility were provided to confirm that no new flow would be created; and

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the EAF indicates that the action will involve the management or disposal of solid waste with details To Be Determined; and bulk storage and daily deliveries of petroleum, sweetener, CO2 and nitrogen will occur; and

WHEREAS, the EAF indicates multiple zoning districts on the subject parcels, including Industrial, Agricultural and General Commercial, with the majority of the project in the Industrially zoned area; proposed zoning is indicated as industrial; it is unclear whether a zone change will be sought for the project; and

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

With limited information on the scope of changes to the operation, impacts to critical facilities and infrastructure, and proposed mitigation measures, the Board recommends that the Town require significant additional information and analysis regarding full buildout of the project, prior to local approval, and included in a SEQRA determination as applicable.

The Board specifically requires the following agency coordination on the following items of countywide or intermunicipal concern, and 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:

a.) The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study. The applicant must also provide a copy to the NYS Department of Transportation for review.

b.) The applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to both the Onondaga County and New York State Departments of Transportation and are advised that additional untreated stormwater runoff entering the county or state rights-of-way is prohibited.

c.) The applicant must submit a lighting plan to both the Onondaga County and New York State Departments of Transportation for review. No glare or spillover onto adjacent properties or the county or state rights-of-way will be permitted.

d.) The applicant is advised to contact OCWA's Engineering Department to determine drinking water availability and service options for any expanded water use on site, as well as obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

e.) The applicant is advised to coordinate with the Town of Cicero and Onondaga County Department of Water Environment Protection regarding any anticipated increase in wastewater flow from the site, particularly given known local conveyance constraints near the site. The applicant must also consult its contact within WEP's Industrial Permitting division to update its discharge permits, to maintain compliance with WEP and NYS Department of Environmental Conservation requirements.

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from OCDWEP's Plumbing Control Division in order to connect or increase flow into the public sewer system. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>.

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

The Board also offers the following comment:

Given the wetland areas and proximity of the development to regional drainageways, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement, green roofs, bioretention) wherever possible to reduce stormwater and protect stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-326

- 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 Anthony Daniele for the property located at 901 & 903 North Main Street and 5643 & 5647 Bear 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 North Main Street (Brewerton Road / Route 11), a state highway, Bear Road (Route 191), a county highway west of Route 11 and a state highway to the east, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a car wash facility (Royal Car Wash) on 0.91 acres in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-22-327) to reduce front yard setback from the required 50 feet to 40 feet; and
- WHEREAS, the Board previously took No Position with Comment on a site plan referral to establish a smoke shop (Z-21-332), recommended Modification of a site plan referral to operate a massage facility (Z-17-111), and took No Position with Comment on a zone change referral (Z-09-205); and
- WHEREAS, the site is located on a highly developed strip in Cicero at the boundary of the Village of North Syracuse along Route 11; commercial land uses surround the site along Route 11 including restaurants, medical centers, and retail stores; to the west are residential houses; and
- WHEREAS, the Site Plan dated November 2022 shows a proposed 4,096 square foot single-bay car wash building, three lanes for cars to approach pay stalls and gates, and 17 proposed vacuum stall parking spaces with vacuum units; there is existing concrete sidewalk along the North Main Street frontage though the plan shows areas that are labeled proposed concrete sidewalk, perhaps at the location of current driveways; four existing commercial buildings would be demolished for the proposed project; and
- WHEREAS, the plan shows a proposed right-in/right-out driveway on Route 11 and separate right-in and right-out driveways on Bear Road; the referral materials included a daily traffic count comparison between this site and two of the applicant's other car wash locations; and
- ADVISORY NOTE: Per the NYS Department of Transportation and Onondaga County Department of Transportation, all existing or proposed driveways on North Main Street and Bear Road, respectively, must meet Department requirements, and any proposed work in the State or County rights-of-way requires a work permit from the New York State Department of Transportation and Onondaga County Department of Transportation, respectively; and

- WHEREAS, the referral materials included a Subdivision Plat dated November 2022 showing that the four parcels comprising this site would be resubdivided into a single parcel, proposed Lot 1 (0.919 acres); the Board did not receive a subdivision referral; and
- WHEREAS, the Environmental Assessment Form states that stormwater will be connected to the New York State Department of Transportation and Onondaga County Department of Transportation storm sewer systems;
ADVISORY NOTE: Per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county and state drainage systems, respectively, is prohibited; and
- WHEREAS, the site is served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the plan shows a 15 foot sanitary easement along Bear Road; and
- WHEREAS, the site is served by municipal wastewater service; the site is located in the Davis Road Pump Station and Oak Orchard Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, the referral included a Lighting and Landscaping Plan, which shows proposed light poles and building mounted lights, and landscaped areas with proposed trees along the Route 11 frontage; the Site Plan shows several proposed signs, including a large lollipop sign near the vacuum area; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. Per the New York State and Onondaga County Departments of Transportation, the applicant is required to coordinate Route 11 and Bear Road access plans, respectively, with the Departments and must submit a

copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan for review. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full buildout to meet Department requirements and is required to first contact the Department to determine the scope of the study. The applicant must also provide a copy to the New York State Department of Transportation for review. The Town must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Given sewer capacity constraints in this area and the intensive water usage of the proposed use, the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer and treatment capacity, tie-in requirements, and offset requirements. The Town must ensure capacity assurances are obtained prior to, or as a condition of, municipal approval of the project.

The Board also offers the following comment:

Given recent investments in sidewalk infrastructure in the area and proximity to Village core, apartments and housing, a school, and the Route 11 commercial corridor, the Board strongly encourages the Town to require extension of sidewalks, set back from the curb whenever possible, along the Bear Road frontage as part of this project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Anthony Daniele for the property located at 901 & 903 North Main Street and 5643 & 5647 Bear Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Main Street (Brewerton Road / Route 11), a state highway, Bear Road (Route 191), a county highway west of Route 11 and a state highway to the east, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting an area variance to reduce front yard setback from the required 50 feet to 40 feet for the construction of a carwash facility on 0.91 acres in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-326); and
- WHEREAS, the Board previously took No Position with Comment on a site plan referral to establish a smoke shop (Z-21-332), recommended Modification of a site plan referral to operate a massage facility (Z-17-111), and took No Position with Comment on a zone change referral (Z-09-205); and
- WHEREAS, the site is located on a highly developed strip in Cicero at the boundary of the Village of North Syracuse along Route 11; commercial land uses surround the site along Route 11 including restaurants, medical centers, and retail stores; to the west are residential houses; and
- WHEREAS, the Site Plan dated November 2022 shows a proposed 4,096 square foot single-bay car wash building, three lanes for cars to approach pay stalls and gates, 17 proposed vacuum stall parking spaces with vacuum units, and proposed concrete sidewalk that would replace existing sidewalk along the North Main Street frontage; four existing commercial buildings would be demolished for the proposed project; and
- WHEREAS, the plan shows a proposed right-in/right-out driveway on Route 11 and separate right-in and right-out driveways on Bear Road; the referral materials included a daily traffic count comparison between this site and two of the applicant's other car wash locations; and
- ADVISORY NOTE: Per the NYS Department of Transportation and Onondaga County Department of Transportation, all existing or proposed driveways on North Main Street and Bear Road, respectively, must meet Department requirements, and any proposed work in the State or County rights-of-way requires a work permit from the New York State Department of Transportation and Onondaga County Department of Transportation, respectively; and
- WHEREAS, the referral materials included a Subdivision Plat dated November 2022

showing that the four parcels comprising this site would be resubdivided into a single parcel, proposed Lot 1 (0.919 acres); the Board did not receive a subdivision referral; and

WHEREAS, the Environmental Assessment Form states that stormwater will be connected to the New York State Department of Transportation and Onondaga County Department of Transportation storm sewer systems;

ADVISORY NOTE: Per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county and state drainage systems, respectively, is prohibited; and

WHEREAS, the site is served by municipal drinking water (OCWA);

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

WHEREAS, the plan shows a 15 foot sanitary easement along Bear Road; and

WHEREAS, the site is served by municipal wastewater service; the site is located in the Davis Road Pump Station and Oak Orchard Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the referral included a Lighting and Landscaping Plan, which shows proposed light poles and building mounted lights, and landscaped areas with proposed trees along the Route 11 frontage; the Site Plan shows several proposed signs, including a large lollipop sign near the vacuum area; and

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

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

1. Per the New York State and Onondaga County Departments of Transportation, the applicant is required to coordinate Route 11 and Bear Road access plans, respectively, with the Departments and must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan

for review. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full buildout to meet Department requirements and is required to first contact the Department to determine the scope of the study. The applicant must also provide a copy to the New York State Department of Transportation for review. The Town must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Given sewer capacity constraints in this area and the intensive water usage of the proposed use, the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer and treatment capacity, tie-in requirements, and offset requirements. The Town must ensure capacity assurances are obtained prior to, or as a condition of, municipal approval of the project.

The Board also offers the following comment:

Given recent investments in sidewalk infrastructure in the area and proximity to Village core, apartments and housing, a school, and the Route 11 commercial corridor, the Board strongly encourages the Town to require extension of sidewalks, set back from the curb whenever possible, along the Bear Road frontage as part of this project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of TJA-NY Skaneateles Solar Farm, LLC for the property located at 740 Sheldon 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 the municipal boundary between the Town of Skaneateles and Cayuga County; and
- WHEREAS, the applicant is proposing construction of a 4.3 MW ground mount community solar array on two parcels totaling 104 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-329); and
- WHEREAS, the Board took No Position with Comment on an area variance referral (Z-22-292) on October 19, 2022 to reduce wetland setback from the required 100 feet to 0 feet and took No Position on a special permit referral (Z-18-380) on December 19, 2018 to continue to use an existing barn and surrounding yard as a wedding venue/event center on a lot that is adjacent to the lots for the proposed solar project; and
- WHEREAS, an access drive is proposed to encroach into the wetlands setback; the wetland is federally designated but Town Code requires a 100-foot buffer to be placed around any existing wetland; and
- WHEREAS, the Overall Site Plan dated August 31, 2022 shows a proposed array of tracker solar panels, inverter concrete pads, and a 7 foot high chain link perimeter fence that surrounds the solar facility, as well as a temporary staging and laydown area, parking, office trailer, storage container, and dumpster located on the southern portion of the site that appears to be previously farmed; and
- WHEREAS, the Project Narrative dated October 31, 2022 states that there are four wetlands and one stream under the jurisdiction of the U.S. Army Corps of Engineers on site; the Narrative states that any areas within the wetlands that have been temporarily disturbed will be returned to existing conditions; the Environmental Assessment Form (EAF) states that there will be temporary impacts to Wetlands 1, 2, and 4 and that stormwater runoff will be directed to on-site streams and wetlands;
- ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers;
- 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 plan shows a proposed 20 foot wide limited use pervious gravel access drive with proposed access on Sheldon Road, a town road; the plan shows the proposed drive going south to the location of the solar panels, passing right along the edge of one of the delineated wetlands; and

WHEREAS, the plan shows a proposed lot line adjustment at the lot boundary between the two lots that comprise the site; the Project Narrative states that the project area is bounded to the north by Sheldon Road, to the east by forested habitat, to the south by active agricultural fields and forested habitat, and to the west by suburban residential properties; and

WHEREAS, the Referral Notice states that there will be no change to existing water service (none) or wastewater service (individual septic system); and

WHEREAS, the EAF states that the project is located with 2,000 feet of NYSDEC Environmental Site Remediation ID number 734010 and remediation at the site is complete; and

WHEREAS, the EAF states that the site is located over, or immediately adjoining, a principal aquifer, and the site contains prime farmland and farmland of statewide importance; the Project Narrative states that there are several active agricultural fields on site being utilized for corn and hay production; and

WHEREAS, the EAF states that the site contains, or is substantially contiguous to, a building, archaeological site, or district which is listed on the National Register of Historic Places or is eligible for listing (Community Place), and the project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NYSPO archaeological site inventory; the EAF states that the site is within 5 miles of an officially designated and publicly accessible federal, state, or local scenic or aesthetic resource (Town of Skaneateles Open Space Plan viewshed); and

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

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

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

The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by

avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or

floodplains.

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-329

- 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 Skaneateles Planning Board at the request of TJA-NY Skaneateles Solar Farm, LLC for the property located at 740 Sheldon 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 the municipal boundary between the Town of Skaneateles and Cayuga County; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4.3 MW ground mount community solar array on two parcels totaling 104 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-328); and
- WHEREAS, the Board took no position with comment on an area variance referral (Z-22-292) on October 19, 2022 to reduce wetland setback from the required 100 feet to 0 feet and took no position on a special permit referral (Z-18-380) on December 19, 2018 to continue to use an existing barn and surrounding yard as a wedding venue/event center on a lot that is adjacent to the lots for the proposed solar project; and
- WHEREAS, an access drive is proposed to encroach into the wetlands setback; the wetland is federally designated but Town Code requires a 100-foot buffer to be placed around any existing wetland; and
- WHEREAS, the Overall Site Plan dated August 31, 2022 shows a proposed array of tracker solar panels, inverter concrete pads, and a 7 foot high chain link perimeter fence that surrounds the solar facility, as well as a temporary staging and laydown area, parking, office trailer, storage container, and dumpster located on the southern portion of the site that appears to be previously farmed; and
- WHEREAS, the Project Narrative dated October 31, 2022 states that there are four wetlands and one stream under the jurisdiction of the U.S. Army Corps of Engineers on site; the Narrative states that any areas within the wetlands that have been temporarily disturbed will be returned to existing conditions; the Environmental Assessment Form (EAF) states that there will be temporary impacts to Wetlands 1, 2, and 4 and that stormwater runoff will be directed to on-site streams and wetlands;
- ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers;
- 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 plan shows a proposed 20 foot wide limited use pervious gravel access drive with proposed access on Sheldon Road, a town road; the plan shows the proposed drive going south to the location of the solar panels, passing right along the edge of one of the delineated wetlands; and

WHEREAS, the plan shows a proposed lot line adjustment at the lot boundary between the two lots that comprise the site; the Project Narrative states that the project area is bounded to the north by Sheldon Road, to the east by forested habitat, to the south by active agricultural fields and forested habitat, and to the west by suburban residential properties; and

WHEREAS, the Referral Notice states that there will be no change to existing water service (none) or wastewater service (individual septic system); and

WHEREAS, the EAF states that the project is located with 2,000 feet of NYSDEC Environmental Site Remediation ID number 734010 and remediation at the site is complete; and

WHEREAS, the EAF states that the site is located over, or immediately adjoining, a principal aquifer, and the site contains prime farmland and farmland of statewide importance; the Project Narrative states that there are several active agricultural fields on site being utilized for corn and hay production; and

WHEREAS, the EAF states that the site contains, or is substantially contiguous to, a building, archaeological site, or district which is listed on the National Register of Historic Places or is eligible for listing (Community Place), and the project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NYSPO archaeological site inventory; the EAF states that the site is within 5 miles of an officially designated and publicly accessible federal, state, or local scenic or aesthetic resource (Town of Skaneateles Open Space Plan viewshed); and

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

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

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

The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by

avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or

floodplains.

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Atseff Savoy Company I, LLC for the property located at Eastman Road & Northern Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard (Route 82), a county highway, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing construction of a 15,000 sf construction equipment rental and sales facility on three parcels totaling 18.54 acres in a General Commercial Plus zoning district; and
- WHEREAS, the Board recommended Modification of a zone change referral (Z-08-8) to General Commercial Plus, requiring a traffic study for the Onondaga County Department of Transportation and stating that the plan for the next development phase should include: a single access from Eastman Road as no direct access shall be permitted to Northern Boulevard per the Onondaga County Department of Transportation, a drainage study for the Onondaga County Department of Transportation, delineation of wetland boundaries and buffers, a lighting plan, a vegetated buffer to shield the site from adjacent residential properties, and resubdivision of the three parcels into a single parcel; and
- WHEREAS, the Layout and Planting Plan dated October 19, 2022 shows the proposed building with an office in the front, surrounded by an area of asphalt with 34 parking spaces; a gravel area surrounds the building and asphalt on three sides; and
- WHEREAS, the plan shows one driveway each on Northern Boulevard and Eastman Road; ADVISORY NOTE: The proposed driveway onto Northern 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, the plan shows a bioretention area to the southeast of the gravel area and a wet pond on the corner of Northern Boulevard and Eastman Road; and
- WHEREAS, the plan shows a stream, which is a federal wetland (Class C, 899-10 per EAF), with associated floodplain and floodway running along a portion of the site to the southwest of the proposed development area; and
- WHEREAS, the plan shows a proposed septic field at the northwestern edge of the development area;
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the site plan; and

WHEREAS, the plan shows an OCWA easement running along the Northern Boulevard frontage of the site; and

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

WHEREAS, the referral package included a lighting plan and a Stormwater Pollution Prevention Plan (SWPPP); 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); 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 Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first 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 SWPPP and the lighting plan must meet the requirements of the Onondaga County Department of Transportation and be submitted to the Department for review. The Town must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The three lots comprising this site must be resubdivided into a single parcel.

The Board offers the following comment:

The Board encourages the Town and applicant to retain as much tree cover as possible to buffer the stream and floodplain area.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-331

- 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 Bartell South PV I, LLC for the property located at Mud Mill 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 Mud Mill Road (Route 16), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 4.2 MW photovoltaic solar facility on 34 acres of a 55.24-acre parcel in an Agricultural/Industrial zoning district; and
- WHEREAS, the site is located along Mud Mill Road, near the Interstate 81 corridor; surrounding land uses are primarily roadside residential, farmland and open land; the subject parcel is 55 acres and contains active farmland, a barn, and a small pond and stream corridor which crosses the site; and
- WHEREAS, per the project narrative, the 4.2 MW solar array will be constructed on approximately 30 acres at the rear of the parcel, with a post-driven, fixed tilt racking system with 383 panels, and inverter/transformer equipment pad, that will tie into the National Grid feeder, via aboveground wooden utility poles and overhead wiring; and
- WHEREAS, the Conceptual Site Plan (11/2/22) shows the solar array would occur toward the rear of the site, with an equipment pad, access road, stormwater basin, soil stockpile, utility connection and temporary laydown area at the northern portion of the site; the existing barn is shown to remain; and
- WHEREAS, the EAF indicates the maximum height of panels would be 12 feet; referral materials included visual simulations from locations on Mud Mill Road, to indicate potential views from neighboring areas; and
- WHEREAS, the perimeter of the project will be surrounded by gated 7-foot tall fencing, with 6" of ground clearance to allow for small animal movement; pollinator-friendly seed mix will be mixed with existing vegetation and the area is to be maintained as a low vegetative field ground cover; mixed deciduous evergreen landscape screening would be added along the stream channel; and
- WHEREAS, referral materials also included decommissioning plan (to follow NYS Guidance for Solar Energy Systems on Agricultural Lands), noise plan, operations and maintenance plan and other supporting materials; and
- WHEREAS, the site would be served by a 20' wide gravel access road onto Mud Mill Road at the north edge of the site, which will require crossing of a narrow federal wetland containing a stream corridor;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

ADVISORY NOTE: The proposed driveway onto Mud Mill Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, several shallow stormwater basins will be constricted to reduce runoff and enhance stormwater quality, and planted with wetland-conducive species; the EAF indicates that 0.57 acres of the site would be disturbed; a SWPPP was included with referral materials; and

WHEREAS, the Site Plan shows the boundaries and buffers for federal and state wetland areas, which generally surround the project area; a stream channel crosses the site, parallel to Mud Mill Road; the project narrative indicates that no piece of equipment will be placed within wetlands or wetland buffer areas; for the road crossing, the applicant indicates all applicable NYSDEC and USACOE wetland permits will be secured and adhered to, and wetlands will be monitored for intrusion of invasive species every 5 years;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the EAF indicates that the predominant soil types on the project site include Prime Soils (57%) and Prime Soils if Drained (42.9%); 10 acres of agricultural would to be removed, with 23.5 acres to remain; an Agricultural Data Statement was included with referral materials; the parcel is adjacent to lands enrolled in the NYS Agricultural District; and

WHEREAS, the EAF notes that no existing or proposed drinking water or sewer service is/will occur 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)

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-332

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Seneca Turnpike (Route 173) and Cazenovia Road (Route 92), both state highways, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is proposing to amend the Village of Manlius Code regarding non-conforming use provisions and grandfathering of existing uses; and
- WHEREAS, the Board is concurrently reviewing complementary referrals (Z-22-332 and 333); to change the zoning of an area south of Mill Street and Flume Road from Industrial to Residential-Multiple Use zoning, and to amend nonconforming use/grandfathering provisions such that the existing businesses in the area affected by the change will be grandfathered; and
- WHEREAS, per a summary provided by the Village, the Village notes that although zoned industrial, the subject area does not currently contain industrial uses, and is primarily residential, with some low-impact businesses, as well as parkland and lands abutting Limestone Creek; and
- WHEREAS, in the accompanying code amendment to modify non-conforming buildings, structures and uses, language in Section 99-28 is modified to allow grandfathering provisions, both for lands existing at the time of enactment of this chapter, but also “or at the time of any amendment to this chapter”, to provide for grandfathering provisions for the proposed Village zone change; and
- WHEREAS, parcels to be rezoned to Residential-Multiple Use include vacant land owned by National Grid (028.-01-07.1), two commercial distribution facilities, (028.-01-05.0 and 029.-02-26.0), single and multi-family houses (028.-01-04.0, 029.-02-22.0 thru 25.0), and vacant land (028.-01-02.0 and 03.0 and 01.1, and 029.-02-21.0 and 27.0); and
- WHEREAS, although included in the referral materials as part of the rezoning action and parcels, the Environmental Assessment Form notes that Village of Manlius owned parcels are not part of the rezoning action, including Mill Run Park (028.-01-01.4) and the Village’s Highway Garage (028.-01-06.0 and 07.2 and 11.1); 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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Seneca Turnpike (Route 173) and Cazenovia Road (Route 92), both state highways, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the Village of Manlius is proposing a zone change on up to 17 parcels (10.63 acres) south of Mill Street and Flume Road from Industrial to Residential-Multiple Use; and
- WHEREAS, the Board is concurrently reviewing complementary referrals (Z-22-332 and 333); to change the zoning of an area south of Mill Street and Flume Road from Industrial to Residential-Multiple Use zoning, and to amend nonconforming use/grandfathering provisions such that the existing businesses in the area affected by the change will be grandfathered; and
- WHEREAS, per a summary provided by the Village, the Village notes that although zoned industrial, the subject area does not currently contain industrial uses, and is primarily residential, with some low-impact businesses, as well as parkland and lands abutting Limestone Creek; and
- WHEREAS, in the accompanying code amendment to modify non-conforming buildings, structures and uses, language in Section 99-28 is modified to allow grandfathering provisions, both for lands existing at the time of enactment of this chapter, but also “or at the time of any amendment to this chapter”, to provide for grandfathering provisions for the proposed Village zone change; and
- WHEREAS, parcels to be rezoned to Residential-Multiple Use include tax vacant land owned by National Grid (028.-01-07.1), two commercial distribution facilities, (028.-01-05.0 and 029.-02-26.0), single and multi-family houses (028.-01-04.0, 029.-02-22.0 thru 25.0), vacant land (028.-01-02.0 and 03.0 and 01.1, and 029.-02-21.0 and 27.0); and
- WHEREAS, although included in the referral materials as part of the rezoning action and parcels, the Environmental Assessment Form notes that Village of Manlius owned parcels are not part of the rezoning action, including Mill Run Park (028.-01-01.4) and the Village’s Highway Garage (028.-01-06.0 and 07.2 and 11.1); and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-337

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of TJA Clean Energy Van Buren Solar for the property located at 1245 Kingdom 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 Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 5 MW solar facility on a 34-acre parcel (former landfill) in an Agricultural-Residential (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan, Special Permit and Area Variance (Z-22-337, 338 and 339) referrals for the project; in 2017, the Board reviewed a solar project on a parcel directly across Kingdom Road from the site (Z-17-163 and -198), which was ultimately constructed, citing Transportation Department requirements, and recommending screening and careful conversion of agricultural lands; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; surrounding land uses are primarily agricultural and scattered roadside residential and active farms nearby enrolled in the New York State Agricultural District; and
- WHEREAS, the parcel is the site of a former municipal landfill, a state superfund remediation property which has been closed since 1989, and the parcel is currently owned by the Town of Van Buren; per aerial photography, the majority of the site is slightly sloped and elevated above surrounding lands, and contains periodic venting pipe infrastructure, stormwater management facilities, and grassed lands over the former landfill, and some wooded lands at the eastern edge of the property, with fencing surrounding the parcel; and
- WHEREAS, the Site Plan (May 2022) shows the layout of solar racks, primarily on the western and center portions of the parcel, avoiding large, marked areas containing steep slopes (>15%); racking systems also avoid existing vents (approximately 30 vents) and clearance perimeters surrounding each vent; detail drawings show the racks will be mounted on concrete ballast block and gravel stone base, and will not be drilled into the ground; and
- WHEREAS, an existing minor driveway onto Kingdom Road, a county road, will be utilized and converted to asphalt, and lead to equipment pads at the center of the site; and
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
- ADVISORY NOTE: The proposed driveway onto Kingdom Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

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WHEREAS, a cover letter from C&S Engineers (10/28/22) notes an existing 3-phase feeder is located at the northern end of the project site in the right-of-way for Kingdom Road, and overhead wiring will connect the project; and

WHEREAS, existing fencing surrounding the site is proposed to be modified slightly in locations, and tree plantings are shown along the Kingdom Road frontage where the project faces existing residences across the road and natural screening does not occur; and

WHEREAS, the Site Plan shows two small areas of federal or state (jurisdiction not indicated) wetlands, noted as delineated; it does not appear that panels or infrastructure would encroach into these areas;
 ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the local application indicates that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for grading to occur on the landfill;
 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 project would require an area variance to reduce the side yard setback from 100 feet to 20 feet, along the western side; the abutting land use is active agricultural fields, and no residences are in proximity to the parcel boundary; 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)
 ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The Board notes the lack of supporting information commonly required for municipal review of larger scale solar projects. The Board recommends that the Town require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-338

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of TJA Clean Energy Van Buren Solar for the property located at 1245 Kingdom 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 Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 5 MW solar facility on a 34-acre parcel (former landfill) in an Agricultural-Residential (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan, Special Permit and Area Variance (Z-22-337, 338 and 339) referrals for the project; in 2017, the Board reviewed a solar project on a parcel directly across Kingdom Road from the site (Z-17-163 and -198), which was ultimately constructed, citing Transportation Department requirements, and recommending screening and careful conversion of agricultural lands; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; surrounding land uses are primarily agricultural and scattered roadside residential and active farms nearby enrolled in the New York State Agricultural District; and
- WHEREAS, the parcel is the site of a former municipal landfill, a state superfund remediation property which has been closed since 1989, and the parcel is currently owned by the Town of Van Buren; per aerial photography, the majority of the site is slightly sloped and elevated above surrounding lands, and contains periodic venting pipe infrastructure, stormwater management facilities, and grassed lands over the former landfill, and some wooded lands at the eastern edge of the property, with fencing surrounding the parcel; and
- WHEREAS, the Site Plan (May 2022) shows the layout of solar racks, primarily on the western and center portions of the parcel, avoiding large, marked areas containing steep slopes (>15%); racking systems also avoid existing vents (approximately 30 vents) and clearance perimeters surrounding each vent; detail drawings show the racks will be mounted on concrete ballast block and gravel stone base, and will not be drilled into the ground; and
- WHEREAS, an existing minor driveway onto Kingdom Road, a county road, will be utilized and converted to asphalt, and lead to equipment pads at the center of the site; and
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
- ADVISORY NOTE: The proposed driveway onto Kingdom Road requires highway access and work permits from the Onondaga County Department of

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- Transportation and will be subject to the availability of sight distance; and
- WHEREAS, a cover letter from C&S Engineers (10/28/22) notes an existing 3-phase feeder is located at the northern end of the project site in the right-of-way for Kingdom Road, and overhead wiring will connect the project; and
- WHEREAS, existing fencing surrounding the site is proposed to be modified slightly in locations, and tree plantings are shown along the Kingdom Road frontage where the project faces existing residences across the road and natural screening does not occur; and
- WHEREAS, the Site Plan shows two small areas of federal or state (jurisdiction not indicated) wetlands, noted as delineated; it does not appear that panels or infrastructure would encroach into these areas;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and
- WHEREAS, the local application indicates that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for grading to occur on the landfill;
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 project would require an area variance to reduce the side yard setback from 100 feet to 20 feet, along the western side; the abutting land use is active agricultural fields, and no residences are in proximity to the parcel boundary; 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)
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The Board notes the lack of supporting information commonly required for municipal review of larger scale solar projects. The Board recommends that the Town require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-339

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of TJA Clean Energy Van Buren Solar for the property located at 1245 Kingdom Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a ground-mounted 5 MW solar facility with a reduced side yard setback (20' where 100' required) on a 34-acre parcel in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan, Special Permit and Area Variance (Z-22-337, 338 and 339) referrals for the project; in 2017, the Board reviewed a solar project on a parcel directly across Kingdom Road from the site (Z-17-163 and -198), which was ultimately constructed, citing Transportation Department requirements, and recommending screening and careful conversion of agricultural lands; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; surrounding land uses are primarily agricultural and scattered roadside residential and active farms nearby enrolled in the New York State Agricultural District; and
- WHEREAS, the parcel is the site of a former municipal landfill, a state superfund remediation property which has been closed since 1989, and the parcel is currently owned by the Town of Van Buren; per aerial photography, the majority of the site is slightly sloped and elevated above surrounding lands, and contains periodic venting pipe infrastructure, stormwater management facilities, and grassed lands over the former landfill, and some wooded lands at the eastern edge of the property, with fencing surrounding the parcel; and
- WHEREAS, the Site Plan (May 2022) shows the layout of solar racks, primarily on the western and center portions of the parcel, avoiding large, marked areas containing steep slopes (>15%); racking systems also avoid existing vents (approximately 30 vents) and clearance perimeters surrounding each vent; detail drawings show the racks will be mounted on concrete ballast block and gravel stone base, and will not be drilled into the ground; and
- WHEREAS, an existing minor driveway onto Kingdom Road, a county road, will be utilized and converted to asphalt, and lead to equipment pads at the center of the site; and

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

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ADVISORY NOTE: The proposed driveway onto Kingdom Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, a cover letter from C&S Engineers (10/28/22) notes an existing 3-phase feeder is located at the northern end of the project site in the right-of-way for Kingdom Road, and overhead wiring will connect the project; and

WHEREAS, existing fencing surrounding the site is proposed to be modified slightly in locations, and tree plantings are shown along the Kingdom Road frontage where the project faces existing residences across the road and natural screening does not occur; and

WHEREAS, the Site Plan shows two small areas of federal or state (jurisdiction not indicated) wetlands, noted as delineated; it does not appear that panels or infrastructure would encroach into these areas;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the local application indicates that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for grading to occur on the landfill;

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 project would require an area variance to reduce the side yard setback from 100 feet to 20 feet, along the western side; the abutting land use is active agricultural fields, and no residences are in proximity to the parcel boundary; 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)

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

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

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

1. The Board notes the lack of supporting information commonly required for municipal review of larger scale solar projects. The Board recommends that the Town require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 30, 2022

OCPB Case # Z-22-340

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Warners Road Development, LLC for the property located at 3723 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a zone change on a 1.749-acre abandoned commercial parcel from Residential (R-10) to Regional Commercial (RC-1); and
- WHEREAS, the Proposed Zone Change plan dated October 25, 2010 shows that the parcel is a flag lot, with the portion of the lot with frontage on Route 11 already zoned RC-1; the proposed zone change is for the rear portion of the site; and
- WHEREAS, the Town Code states that the intent of the RC-1 district is to allow for diverse, large-scale commercial development of potentially multiple lots, structures, and uses arranged in a planned and coordinated manner parcels and the Environmental Assessment Form (EAF) states that the total acreage (project site and any contiguous properties) owned or controlled by the applicant is 5.15 acres; and
- WHEREAS, the plan shows that the parcel has 59.12 feet of frontage on Route 11;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, the Referral Notice states that the site does not have existing water or sewer service and new connections are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is in the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek 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; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized

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

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

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

Should the Town approve the zone change, the plan for the next development phase should include the following:

1. The New York State Department of Transportation has determined that the applicant should complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and should contact the Department to determine the scope of the study. The municipality should ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) for full build-out will be required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant should contact the Department to determine the scope of the study. The municipality should ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant should submit a lighting plan to the New York State Department of Transportation for review. The municipality should ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.
5. The applicant and Towns of Clay and Salina are encouraged to explore urban infill opportunities in this area as redevelopment opportunities occur. In particular, options for site development including a mix of uses, multi-story development, coordinated and shared road access as well as pedestrian and transit accommodations, and greenspace are encouraged.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor




SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Onondaga Planning Board

FROM: Dan Kwasnowski, AICP 
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 11/22/2022

RE: Administrative Review – Eric Gantley Subdivision

RECOMMENDATION: MODIFICATION

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

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER:	S-22-69
REFERRING BOARD:	TOWN OF ONONDAGA PLANNING BOARD
DATE RECEIVED:	NOVEMBER 17, 2022
TYPE OF ACTION:	SUBDIVISION
APPLICANT:	ERIC GANTLEY
LOCATION:	NW CORNER OF NORTON AND YOUNG ROADS
WITHIN 500' OF:	NORTON AND YOUNG ROADS, (COUNTY ROADS) A FARM OPERATION IN AN AGRICULTURAL DISTRICT
TAX ID(s):	051.-04-06.1

Project Summary:

The applicant is proposing to subdivide a 46.33-acre parcel into 5 new lots, to allow for four residential parcels and remaining agricultural lands, in an O-2 zoning district. The site currently contains active cropland and wooded lands, with frontage on Norton and Young Roads, both County highways. The Preliminary Subdivision Plan dated November 12, 2022 shows the parcel to be divided into five lots, including Proposed Lots C-5 (2.58 acres) and C-6 (2.31 acres) each with 245' of frontage on Norton Road, Proposed Lots C-7 (2.05 acres) with 454' of frontage on Young Road, C-8 (2.03 acres) with 245' feet Young Road; P and proposed Lot C-9 (37.36 acres) would contain all remaining lands and would retain 491' of frontage on Norton Road and 100' on Young Road. A significant drainage channel traverses through multiple proposed development lots. A guide rail extends along Young Road, along the entire frontage of proposed lot 7, which may impede the ability to provide driveway access.

Recommendation: MODIFICATION

Modification(s):

1. Given the drainage channel affecting the buildable area on proposed Lots 5, 6 and 7, and the existence of guiderail along the frontage of proposed Lot 7, the Town must require additional information on the

Subdivision Plan prior to local approval, in order to verify the viability of the proposed parcel as a buildable lot. The Plan must include applicable building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, wetlands or other natural features of significance on the site.

2. The applicant must coordinate Norton and Young Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure legal access to all proposed lots is possible and safe. The DOT also advises that no additional drainage resulting from future development will be allowed within the County rights-of-way, and the Department may require a drainage report and mitigation as a condition of future driveway permits.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed building lots prior to Department endorsement of the subdivision.

Comment(s):

1. The Board encourages the Town to consider the potential long-term effects of large-lot residential subdivisions lining rural road frontages. Cumulative impacts can include fragmentation of agricultural lands, land use conflicts with agricultural operations, changes to the rural character, and ultimate loss of viability of lands for agriculture, as well as potential impacts to road safety and mobility.
2. The applicant is encouraged to retain as much existing wooded tree cover as possible, particularly along the noted watercourses at the front and rear of the site, to aid in stormwater quality and management.