



# Onondaga County Planning Board

December 08, 2021

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Mike LaFlair  
Marty Masterpole  
David Skeval  
Jim Stelter  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Greg Faucher - via Zoom

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 08, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from November 17, 2021 were submitted for approval. Marty Voss made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-21-81	TSkaPB	<i>No Position</i>	S-21-82	TEIbPB	<i>Modification</i>
S-21-83	TLafPB	<i>No Position With Comment</i>	S-21-84	TCicPB	<i>No Position</i>
S-21-85	TDewPB	<i>No Position</i>	Z-21-337	CSyrPB	<i>No Position</i>
Z-21-338	CSyrZA	<i>Modification</i>	Z-21-339	TEIbPB	<i>Modification</i>
Z-21-340	TEIbTB	<i>No Position</i>	Z-21-341	CSyrPB	<i>No Position</i>
Z-21-342	CSyrPB	<i>Modification</i>	Z-21-343	CSyrZBA	<i>No Position With Comment</i>
Z-21-344	TDewPB	<i>Modification</i>	Z-21-345	TLafTB	<i>Approval</i>
Z-21-346	TSkaPB	<i>Modification</i>	Z-21-347	TSkaPB	<i>Modification</i>
Z-21-348	TSkaZBA	<i>Modification</i>	Z-21-349	TDewPB	<i>Modification</i>
Z-21-350	TManPB	<i>No Position</i>	Z-21-351	TDewPB	<i>Modification</i>
Z-21-353	TCIaZBA	<i>No Position With Comment</i>	Z-21-355	VSkavB	<i>No Position</i>
Z-21-356	VSkavB	<i>No Position</i>			



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # S-21-81

- 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 Skaneateles Planning Board at the request of Scott & Mary Ellen Winkelman for the property located at 3415 Kane Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Kane Avenue (West Lake Road / Route 41A), a state highway, the municipal boundaries between the Town of Skaneateles and the Village of Skaneateles, and Onondaga County and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49.3-acre parcel into two new lots, Lot A (45.5 acres) and Lot B (3.8 acres), in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, the site is located just outside the Village boundary with surrounding residential and agricultural land uses; aerial imagery dated May 2021 and the submitted survey map show the site has 64.78' and 62.77' of frontage on Kane Avenue and County Line Road, a local road, respectively; and
- WHEREAS, the site contains an existing house, shown in the subdivision plan to be located on proposed Lot B (3.8 acres); proposed Lot A (45.5 acres) will contain the remainder of the site, which appears to include active farmland and wooded areas; and
- WHEREAS, per the subdivision plan, both frontages will be part of Lot A; a proposed 65.1' wide access and utility easement will serve Lot B and contains the existing driveway on Kane Avenue that provides access to the house; and
- WHEREAS, no changes to the residential lot or agricultural lot are indicated; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;  
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 subdivision; 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, there is a tributary to Skaneateles Creek crossing the western half of the property; and
- WHEREAS, a portion of the site, including Lot B, is in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of

Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on Lot B will be 3.9%; a letter from the Syracuse Department of Water to the Town, dated November 9, 2021, indicates the project has been reviewed by the City and has no comments; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # S-21-82

- 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 Elbridge Planning Board at the request of Grayfield Properties for the property located at 1041 Old Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 29.78 acres into three new lots, Parcel A (3.65 acres), Parcel B (1.771 acres) and Parcel C (24.36 acres), in a Residential (R-1) zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for concurrent local law (Z-20-269) and zone change (Z-20-270) referrals to change the zoning of 12 parcels, including the two subject parcels, and amend the Town Zoning Map; the subject parcels were changed from Rural Residential (R-R) to Residential (R-1) zoning; and
- WHEREAS, the site is located along Old Route 31 in the Jack's Reef hamlet; surrounding land uses are residential and agricultural; the site abuts the Seneca River to the north; aerial imagery dated May 2021 and the submitted subdivision plan show TM# 024.-02-11.1 to be a 29.46-acre parcel with a single-family house and a large active farm field; TM #024.-02-11.2 is a 0.32-acre parcel, under common ownership, that is landlocked and contains an existing house; both parcels are served by an existing gravel driveway onto Old Route 31; and
- WHEREAS, the western boundary of the two parcels appears to follow the centerline of Carpenter Brook; GIS mapping shows lands adjacent to the watercourse may contain federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the watercourse are also located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the subdivision plan shows a lot line adjustment is proposed, which will convey 3.33 acres from TM# 024.-02-11.1 to TM# 024.-02-11.2 and create Parcel "A" (3.65 acres); Parcel A will contain one of the existing houses and 141.51' of frontage on Old Route 31 and some river frontage; and
- WHEREAS, proposed Parcel "B" (1.77 acres) will be created from TM# 024.-02-11.1; Parcel B will be a flag lot containing 30.01' of frontage on Old Route 31, some river frontage, and the other existing house; the remainder of TM# 024.-02-11.1

will be Parcel "C" (24.36 acres); and

WHEREAS, the subdivision plan notes that the 30' wide portion of Parcel B will be made subject to rights of ingress, egress, and regress benefitting Parcel A; no development plans are indicated; and

WHEREAS, Parcels A and B appear to be entirely, or almost entirely, encumbered by wetland and floodplain areas; and

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

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

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

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

1. The Town must ensure that the proposed subdivision will create a developable, real property tax parcel by showing floodplain boundaries, confirmed wetlands and buffers, existing and proposed buildings and access, the location of existing and proposed sewage disposal systems and wells, and the distances between each on the subdivision plan.

2. The applicant must demonstrate that wastewater and drinking water services can be adequately provided now and given any future development. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic systems to service Parcels A and B prior to Department endorsement of the subdivision, and the Department notes that the existing septic systems likely cross the proposed lot line which will not be permitted. The subdivision plan must be altered so that each septic system is entirely contained on the parcel that it serves or appropriate use/access easements are provided for portions of the system crossing the lot line.

The Board also offers the following comment:

1. The Town is advised to ensure the proposed lot configuration will not negatively impact on-site or neighboring farm operations by siting a well next to active fields.

2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # S-21-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Preble Hill Acres for the property located at 5463 Otisco Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Tully Farms Road (Route 234) and Otisco Road (Route 246), both county highways, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 1.484 acres between two parcels totaling 68.332 acres in an Agricultural/Residential zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, aerial imagery dated May 2021 and the submitted subdivision plan dated September 10, 2021 show the site has frontage on Tully Farms Road and Otisco Road; the larger of the parcels, TM #013.-02-08.0 (67.8 acres), contains more than 50 acres of active farm fields and an existing barn and silo; the smaller of the parcels, TM #013.-02-07.0 (0.532 acres), contains an existing house and driveway onto Otisco Road; and
- WHEREAS, the proposed subdivision will convey 1.484 acres, including the barn and silo, from the larger, agricultural lot to the smaller, residential lot creating the "Smid Lot" (2.016 acres); no development plans are indicated;  
ADVISORY NOTE: any proposed or future driveways onto Tully Farms Road or Otisco Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by private drinking water and wastewater services;  
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 subdivision; and
- WHEREAS, Onondaga Creek runs north-south on parcels east of the site, and there is a tributary to Onondaga Creek crossing parcels north of the site; GIS mapping shows the site may contain minimal state or federal wetland areas associated with the adjacent watercourses; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern part of the site is located within the 100-year floodplain, which may require

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

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # S-21-84

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Onondaga County for the property located at Stewart Drive & East Taft Road and 301 Stewart Dr; 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 municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to subdivide five lots totaling 64.7 acres into seven new lots in a General Commercial Plus (GC+) zoning district; and
- WHEREAS, the Board recently offered no position for a zone change referral (Z-21-261) to change the zoning of one of the subject parcels from General Commercial (GC) to GC+ to facilitate the proposed subdivision; and
- WHEREAS, the site is located in the Hancock Airpark, an industrial park along East Taft Road, just outside the Syracuse Hancock International Airport; aerial imagery dated May 2021 shows the site has frontage on Stewart Drive, a local road; four of the five parcels are vacant and undeveloped; one is developed with a one-story building, parking area, and driveway onto Stewarts Drive for Addcom Electronics; there are several private roads, Presque Isle Road, Watertown Road, and Thompson Road, running north-south through the site and one private road, Brunswick Place, running east-west; and
- WHEREAS, the Board recently reviewed a site plan referral (Z-21-262) to construct a 62,000 SF distribution center for Dunn Tire on one of the subject parcels, which was shown in the project plans to include lands conveyed as part of the proposed subdivision; and
- WHEREAS, the submitted Final Plan dated July 16, 2021 shows proposed Lot No. 100 (18.42 acres) as a long, narrow parcel that will be landlocked at the rear of the other proposed lots; proposed Lot No. 101 (15.29 acres) is undeveloped with 411.85' of frontage on Stewart Drive; Lot No. 101 will have additional frontage (396.02') on Hancock Drive, a local road; proposed Lot No. 102 (7.35 acres) is undeveloped with 809.09' of frontage on Stewart Drive; proposed Lot No. 103 (5.816 acres) is undeveloped with 618.9' of frontage on Stewart Drive; proposed Lot No. 104 (5.62 acres) is undeveloped with 64.38' of frontage on Stewart Drive and an ingress & egress easement at the front of the site; and
- WHEREAS, per the subdivision plan, proposed Lot No. 105 (7.391 acres) will have 616.34' of frontage on Stewart Drive and is intended for the new Dunn Tire distribution center (Z-21-262); proposed Lot No. 1F-2A (0.92 acres) contains the Addcom Electronics facility and appears to be expanded by 7,705 SF of additional land; and



- WHEREAS, no additional development plans are indicated; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; 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), which is subject to offset requirements; and
- WHEREAS, the subdivision plan shows four wetland areas, three indicated to be under federal jurisdiction (US Army Corps of Engineers) and one under state jurisdiction (NYS Department of Environmental Conservation); the plan notes that the wetland boundaries are approximate and were obtained from an online GIS website; a fifth wetland area is delineated, boundaries per Keplinger Freeman Associates, and noted to be under federal jurisdiction; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site, and show all confirmed wetlands on the plans; permits will be required for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # S-21-85

- 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 DeWitt Planning Board at the request of Lynn Kozak for the property located at 6495 Fly Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing to combine two parcels to create a 14.14-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently recommended modification of a project site review referral (Z-21-279) to modify the existing building for a new tenant, National Grid; the Board cited traffic data requirements with the Onondaga County Department of Transportation, which have been satisfied, and encouraged the applicant to coordinate with the Onondaga County Department of Water Environment Protection on wastewater services; and
- WHEREAS, the site is located in an industrial node south of the NYS Thruway (I-90); the submitted survey map shows the site has frontage on Fly Road and Sunny Square Drive, a local road, and contains a large vacant one-story building, formerly a liquor distributor; there are parking and/or loading areas on three sides of the building; all access to the site comes directly from Sunny Square Drive; the rear parcel is primarily vacant, undeveloped land; and
- WHEREAS, per the project site review referral (Z-21-279), the proposed project will include phased alterations to accommodate additional truck parking, storage, and office space for National Grid; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 5, 2021 indicates there is an existing stormwater drainage ditch along the southern property line that flows to Sanders Creek and ultimately Ley Creek and finally Onondaga Lake; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; 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), which is subject to 1:1 offset requirements; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF

Mapper); and

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

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-337

- 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 City of Syracuse Planning Commission at the request of Centerline, LLC for T-Mobile for the property located at 1654 West Onondaga 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to modify an existing unmanned wireless telecommunication facility in a Residential, Class B zoning district; and
- WHEREAS, in 2018, the Board offered no position for a site plan referral (Z-18-97) to relocate six existing antennas for T-Mobile and install one new antenna on the subject building; the Board has reviewed previous referrals to replace antennas on the subject building (Z-17-94, Z-13-9); and
- WHEREAS, the site is located along West Onondaga Street and has additional frontage on Loehr Avenue, both city streets, in the City's Westside neighborhood; the site is bordered by residential lots to the east and south and is just west/southwest of the Velasko Road Detention Basin, a county-owned facility, and O'Connor Park; and
- WHEREAS, aerial imagery dated May 2021 shows the site contains an existing five-story building owned and operated by Catholic Charities, an attached three-story building, a detached one-story garage, and a large rear parking area; there are existing sidewalks along the West Onondaga Street frontage; site access consists of an existing full access driveway onto West Onondaga Street; and
- WHEREAS, a letter to the City, dated November 1, 2021, indicates the scope of the proposed work will include replacing (6) existing antennas with (6) proposed antennas, removing (1) antenna, mount and ancillary equipment, and installing (6) remote radio units (RRUs), and upgrading the electrical equipment; all work is associated with an existing wireless facility for T-Mobile; the submitted Site Plan shows the new antennas will be located in the same location as the existing ones; no other site modifications are proposed; 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; the Onondaga County Department of Water Environment Protection has determined that 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); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in

this area; and

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-338

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Cooperative Federal Credit Union for the property located at 1816 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing building and site modifications to convert a vacant building to a bank, Cooperative Federal Credit Union, on a 1.04-acre parcel in a Commercial A (CA) zoning district, and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with additional industrial land uses; aerial imagery dated May 2021 and the submitted survey map show the site contains a vacant two-story building, formerly a medical office, and parking on three sides of the building; and
- WHEREAS, the sidewalks and curb cuts along Erie Boulevard were recently replaced as part of a larger project to enhance bicycle, pedestrian, and roadway infrastructure in the area and accommodate the Empire State Trail; there is an existing curb cut onto Erie Boulevard, to remain; a new driveway will be installed on the property, which will utilize the existing curb cut; and
- WHEREAS, the submitted Site Layout and Planting Plan dated September 8, 2021 shows portions of the existing parking areas will be seal-coated and re-striped; new asphalt will be installed to establish a drive-thru ATM/teller area on the east side of the building with four lanes, including one by-pass lane; a new drive-thru canopy with translucent roofing is shown in the elevation drawings, though it is not depicted in the site plans; and
- WHEREAS, additional site modifications include a new waste/recycling enclosure at the rear corner of the property, a concrete pad with two bike racks, and a new monument sign along the frontage of the site, adjacent to the driveway; disturbed areas will have seeded lawn installed and 3 new trees and 17 new shrubs will be planted; and
- WHEREAS, the referral materials include a Site Photometric Plan that shows 4 proposed wall-mounted light fixtures and 12 pole-mounted fixtures, 6 new and 6 existing;  
ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the state right-of-way will be permitted; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 3, 2021, the proposed stormwater facility will be connected to the existing storm

system; the Site Grading, Drainage and Utilities Plan shows two new stormwater management areas and new catch basins, storm sewers, and outflow structures for on-site stormwater management;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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: 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: B00146, B00075, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Site Preparation Plan shows some vegetation will be removed as part of the proposed project;

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant must submit a copy of the lighting plan and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) 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. Significant investments have recently been made by the City and State to improve pedestrian and bicycle infrastructure in this area. To further capitalize on these investments, the site plan should be modified to remove the front yard parking, include a walkway from the new sidewalk along Erie Boulevard to the building entrance, and provide landscaping at the front of

the site.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-339

- 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 SPECIAL PERMIT from the Town of Elbridge Planning Board at the request of Stay and Play Dog Day Care / Garrett Merrill for the property located at 1273 State Route 5; 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 Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a year-round drive-thru coffee barn on a 1.62-acre parcel in a Business B-1 zoning district; and
- WHEREAS, in 2018, the Board reviewed concurrent special permit (Z-18-22) and area variance (Z-18-23) referrals to allow a seasonal farmer's market on the subject site; the Board recommended modification of the special permit application, advising the applicant to contact the NYS Department of Transportation regarding the existing driveway and any improvements necessary to accommodate the expanded use of the site; and
- WHEREAS, the site is located along NYS Route 5 in a rural area in the Town of Elbridge just east of the Village, adjacent to active farmlands enrolled in New York State Agricultural District 3 and the Champion Homes Mobile Park; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Site Plan show the site contains an existing one-story building with attached 4,000 SF pole barn, a fenced enclosure, a large asphalt parking area (36 spaces total), and a driveway onto Route 5; the site currently contains a dog day care facility, Stay and Play Dog Day Care, and a dog grooming business; and
- WHEREAS, per the Site Plan, the proposed project includes construction of a 12' x 16' building in the parking lot; pavement markings are shown to direct vehicles through a drive-thru adjacent to the building; per the local application, the coffee barn will operate year round and only serve coffee; a letter from the property owner indicates the site has a current permit for outdoor sales from May 1st to December 31st, presumably for the farmer's market use; and
- WHEREAS, the site contains an existing ground sign that appears to be located in the state right-of-way; per the NYS Department of Transportation, signage is not permitted in the state right-of-way; and
- WHEREAS, per the referral notice, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; it is not clear if the coffee barn will connect to drinking water or wastewater services; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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; 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 New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the existing ground sign must be relocated out of the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the special permit.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-340

- 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 LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2021-5, amending Chapter 265 "Zoning" of the Code of the Town of Elbridge, transferring the authority to consider special permits from the Zoning Board of Appeals to the Planning Board; and
- WHEREAS, the submitted Town Board Resolution indicates the Board "believes it would be more efficient for the Planning Board to consider Special Use permits rather than the Zoning Board of Appeals"; and
- WHEREAS, Article XIII of the Town Zoning Code details the responsibilities and regulations of the Town Zoning Board of Appeals; Local Law 2021-5 will eliminate § 265-86 entitled "Special use permits" from Article XIII; and
- WHEREAS, Article XII of the Town Zoning Code details the responsibilities and regulations of the Town Planning Board; Local Law 2021-5 will amend Article XII by adding a new section, § 265-81 entitled "Special use permits"; all procedures and requirements in place for the regulation of special use permits will remain as is, except for the transfer of authority from the Zoning Board of Appeals to the Planning Board; and
- WHEREAS, any impacted sections of the Zoning Code will be renumbered accordingly; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1315 East Colvin 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 Meadowbrook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to amend the existing Manley Planned Institutional District (PID) Plan to update the existing athletics complex into the John A. Lally Athletics Complex on a 58-acre parcel; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-21-342) to demolish 16,779 sf of an existing building and construct two additions totaling 39,068 sf as part of the proposed project; the Board has reviewed a number of previous referrals relating to the Manley PID (Z-14-378, Z-13-193, Z-12-232, S-13-64); and
- WHEREAS, aerial imagery and the submitted survey map show the site has frontage on Comstock Avenue, East Colvin Street, and Lancaster Avenue, all city streets, and contains a portion of Syracuse University's South Campus; the site contains the university's Carmelo K. Anthony Basketball Center, Roy D. Simmons Sr. Coaches Center, Manley Field House, Stevenson Educational Center, Iocolano-Petty Football Wing, J. Stanley Coyne Stadium, Clifford J. Ensley Athletic Center, the Dome Box Office, the Alfred Wohl Lacrosse Field, SU Soccer Stadium, and multiple athletic fields, collectively referred to as the Lampe Athletics Complex, to be converted into the John A. Lally Athletics Complex; the site also contains the Comstock Art Facility (ComArt) and two large parking lots, Manley North Lot and Manley South Lot; and
- WHEREAS, the submitted Existing and Proposed Site Plans and the Environmental Assessment Form (EAF) indicate upgrades to the athletics complex include construction of a two-story building addition (4,717 sf) for a new entrance, demolition of the Iocolano-Petty Football Wing (16,779 sf), and construction of a two-story building addition (51,130 sf) for a new football operations center; portions of the internal road network and sidewalks will be realigned to accommodate the additions; and
- WHEREAS, the applicant is proposing 5 new wall-mounted signs, one (55 sf) over the new main entrance, one on Manley Fieldhouse (650 sf), and three totaling 172.5 sf on the football operations center; there are 3 existing monument signs totaling 605 sf and 3 wall signs totaling 43 sf that will be removed; a sign waiver will be considered as part of the City's Project Plan Review to allow for the proposed signage, which exceeds allowances for one wall sign up to 40 sf per

building; and

WHEREAS, the site has five existing driveways, three on Comstock Avenue and two on East Colvin Street, including one that occurs at a traffic signal; no changes to access are proposed; there are existing concrete sidewalks along the Comstock Avenue and East Colvin Street frontages with connections to the internal sidewalk network and building entrances; and

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1315 East Colvin 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 Meadowbrook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to demolish 16,779 sf of an existing building and construct two additions totaling 55,847 sf on a 58-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-21-341) to amend the existing Manley Planned Institutional District (PID) Plan to update the existing athletics complex into the John A. Lally Athletics Complex on a 58-acre parcel; the Board has reviewed a number of previous referrals relating to the Manley PID (Z-14-378, Z-13-193, Z-12-232, S-13-64); and
- WHEREAS, aerial imagery and the submitted survey map show the site has frontage on Comstock Avenue, East Colvin Street, and Lancaster Avenue, all city streets, and contains a portion of Syracuse University's South Campus; the site contains the university's Carmelo K. Anthony Basketball Center, Roy D. Simmons Sr. Coaches Center, Manley Field House, Stevenson Educational Center, Iocolano-Petty Football Wing, J. Stanley Coyne Stadium, Clifford J. Ensley Athletic Center, the Dome Box Office, the Alfred Wohl Lacrosse Field, SU Soccer Stadium, and multiple athletic fields, collectively referred to as the Lampe Athletics Complex, to be converted into the John A. Lally Athletics Complex; the site also contains the Comstock Art Facility (ComArt) and two large parking lots, Manley North Lot and Manley South Lot; and
- WHEREAS, the submitted Existing and Proposed Site Plans and the Environmental Assessment Form (EAF) indicate upgrades to the athletics complex include construction of a two-story building addition (4,717 sf) for a new entrance, demolition of the Iocolano-Petty Football Wing (16,779 sf), and construction of a two-story building addition (51,130 sf) for a new football operations center; portions of the internal road network and sidewalks will be realigned to accommodate the additions; and
- WHEREAS, the applicant is proposing 5 new wall-mounted signs, one (55 sf) over the new main entrance, one on Manley Fieldhouse (650 sf), and three totaling 172.5 sf on the football operations center; there are 3 existing monument signs totaling 605 sf and 3 wall signs totaling 43 sf that will be removed; a sign waiver will be considered as part of the City's Project Plan Review to allow for the proposed signage, which exceeds allowances for one wall sign up to 40 sf per

building; and

WHEREAS, the site has five existing driveways, three on Comstock Avenue and two on East Colvin Street, including one that occurs at a traffic signal; no changes to access are proposed; there are existing concrete sidewalks along the Comstock Avenue and East Colvin Street frontages with connections to the internal sidewalk network and building entrances; and

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

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

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

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-343

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Scholar Syracuse, 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 the granting of use or area variances 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 requesting area variances to waive structural coverage and floor area ratio requirements as part of a proposed project to subdivide a 2.686-acre parcel in an Office, Class B (OB) zoning district into two lots; and
- WHEREAS, the Board recently reviewed concurrent project site review (Z-21-334) and final subdivision (S-21-80) referrals as part of the proposed project; previously, the Board offered no position for 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 submitted 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; the site has three existing driveways, one on East Genesee Street and two on Madison Street; the proposed New Scholar Hotel Lot (1.801 acres) will have the East Genesee Street and University Avenue frontages and contain the existing hotel buildings and a portion of the parking lot, to be reconfigured for 24 hotel parking spaces; the proposed New Opus at Syracuse Lot (0.885 acres) will have the Madison Street frontage and contain the remainder of the parking lot; and
- WHEREAS, per the local application, the variances requested are intended for the New Scholar Hotel Lot; no new construction is proposed for this lot, however, the resubdivision necessitates variances for Maximum Lot Coverage (40% required, 52.7% proposed) and Floor Area Ratio (1.5 required, 1.7 proposed); and
- WHEREAS, the submitted Site Plan dated September 20, 2021, included with the previous referral (Z-21-334), shows a seven-story residential building is proposed for the New Opus at Syracuse Lot; as part of the project, both driveways on Madison Street will be removed; a new driveway is proposed that will provide direct access to the building's first level parking and three basement floor



parking levels; the indoor parking will include 93 spaces for the apartment use and 136 spaces for Scholar Hotel; the upper floors of the new building will have 104 residential units including studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments; additional amenities for the residential use will include an outdoor deck and pool, lobby, indoor bike storage, fitness center, clubroom, and lounge; and

WHEREAS, the submitted Project Overview, included with the previous referral (Z-21-334), indicates waivers will also be necessary for the Opus at Syracuse Lot, including maximum lot coverage of buildings or structures (73% where 40% is permitted or 65% is permitted with premiums granted for provision of amenities), residential density (371 SF per dwelling unit where 425 SF per unit is required or 374 SF per unit is required with granted side and rear yard reductions), and off-street parking (93 spaces where 104 is required); these waivers are considered as part of the project site review (Z-21-334) application; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, 0.88 acres of the site will be disturbed by the proposed project; an underground stormwater detention system is proposed;  
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 31,240 gallons per day; 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: 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 or 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:

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

1. 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 offset requirements.
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 transportation options for University Hill workers, students and

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-344

- 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 Rob Geiger for the property located at 6680 Manlius Center 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 Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a sign plan for a 26,223 sf auto dealership and service facility on three parcels totaling 3.04 acres in an Industrial zoning district; and
- WHEREAS, the Board recently reviewed preliminary subdivision (S-21-19), site plan (Z-21-27), special permit (Z-21-62), and area variance (Z-21-63) referrals as part of the proposed project; and
- WHEREAS, the vacant site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; an adjacent vacant parcel, located in the Village of East Syracuse, is part of the project site; a referral for the proposed project has not been received from the Village; the submitted survey map shows the project site has two remnant gravel driveways onto Manlius Center Road and a paved parking area with unrestricted access to Galster Road, to be removed; and
- WHEREAS, the submitted Resubdivision plan dated March 12, 2021, included with the previous referrals, shows the two subject parcels in DeWitt will be combined as part of the project; per the submitted Layout Plan dated January 29, 2021, included with the previous referrals, the proposed building will be constructed near the Manlius Center Road/Galster Road intersection, partially occurring in both municipalities; asphalt parking (177 spaces total) is shown to cover much of the remaining land; per the local application, the proposed development is intended for Geiger Automotive; and
- WHEREAS, per the local application and Layout Plan revised November 8, 2021, a new sidewalk and proposed signage will be added to the previously-approved site plan; the proposed sidewalk will connect from the intersection of Manlius Center Road and Galster Road to the front of the building and include a crosswalk through the parking lot; and
- WHEREAS, the submitted elevation drawings show three proposed wall signs for Dodge (15 SF), Fayetteville (45.8 SF), and Ram (20.5 SF), all with LED internal illumination, and a proposed wall sign for the service bay; additional signage will include ground-mounted signs for parking and directional sign to the service bay; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 8,

2021, 2.185 acres of the site will be disturbed by the proposed project; the submitted General Site plan shows an area on the site labeled Subsurface Infiltration Chambers; a series of catch basins and storm drain pipes are shown to connect to the infiltration system, and ultimately the drainage swales along Galster Road and Manlius Center Road;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, and proposed development, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Layout Plan shows a new connection to the drinking water and sewer infrastructure along Manlius Center Road; the site will have a 1,000 gallon oil separator along the sanitary sewer line;  
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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: 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 site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it appears that no trees will be removed as part of the proposed project; and

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

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

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

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

The applicant must submit a copy of the site plan to the New York State Department of Transportation for review and coordination of the proposed sidewalk. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-345

- 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 COMPREHENSIVE PLAN from the Town of LaFayette Town Board at the request of Town of LaFayette for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing to adopt an updated Comprehensive Plan for the Town of LaFayette that was originally adopted in 2012; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 23, 2021, the Plan articulates the community's current vision, goals, objectives, and actions that will guide future policy decisions and investments in the Town over the next 10 years; the Plan is intended to directly or indirectly inform a number of municipal functions and initiatives, including but not limited to, grant acquisitions, zoning, subdivision and land development, budgeting and capital improvement planning, economic development and revitalization efforts; and
- WHEREAS, the Plan is comprised of five chapters, Chapter 1: Introduction, Chapter 2: Community Profile, Chapter 3: Vision & Goal Framework, Chapter 4: Community Development Strategy, and Chapter 5: Priority Action Plan; each chapter reflects two central themes that the Town discovered during the planning and input process, Open Space Preservation and Hamlet Redevelopment; the Plan notes that the Town is "striving to maintain its rural, pastoral character while breathing new life into the Four Corners at Routes 11 & 20"; and
- WHEREAS, specific updates to the 2012 Plan include a Community Development Strategy, a re-imagined Vision & Goal Framework, a priority action plan, and updates to some of the information in the Community Profile; and
- WHEREAS, the Plan outlines five goals for 1) Hamlet Revitalization, 2) Rural Character Preservation, 3) Economic Development, 4) Infrastructure & Community Assets, and 5) Effective & Collaborative Local Government; each goal has 5 specific objectives and a list of action items that aim to accomplish the objectives; the action items generally take the form of a plan, project, program, or Town Board action; each action item is further detailed in the Priority Action Plan section with an estimated time and cost that will be necessary to complete an action; and
- WHEREAS, the objectives of the Hamlet Revitalization goal are to ensure that the Hamlet has the necessary modern infrastructure facilities to support activity and mixed use development, support appropriate mixed use development that contributes to the character of the Hamlet, establish a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy, preserve the historic

character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures, and foster multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians; and

WHEREAS, the objectives of the Rural Character Preservation goal are to preserve scenic vistas and critical environmental areas, maintain strong partnerships with local, regional, and statewide agencies working to protect local agribusiness and natural resources, minimize the cumulative adverse impacts of increasing demand for residential development on the limited supply of agricultural land and preserve prime soils, enhance passive and active recreational opportunities throughout the Town, and protect our creeks and floodplains as natural stormwater management systems; and

WHEREAS, the objectives of the Economic Development goal are to pursue and promote the attraction and expansion of appropriate local commercial, industrial, and office investment, foster a mix of residential and commercial activity in the Hamlet that contributes to a walkable and affordable lifestyle, support the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles in appropriate areas of the Town, promote our scenic qualities and rural way of life as a top-tier destination of Central New York, and monitor the balance of residential and nonresidential development with respect to open space, agricultural uses, and existing development patterns; and

WHEREAS, the objectives of the Infrastructure & Community Assets goal are to increase secure and easy access to clean, affordable, and sufficient drinking water, pursue access to broadband internet for all town residents and businesses, evaluate the potential impacts and opportunities of the provision of public sewer systems in development nodes within the Town, preserve and enhance our multi-modal transportation assets to meet the current and future needs of all transportation users, especially safe routes to school for our school children who walk or ride bikes to and from school, and incorporate sustainable practices and standard in the Town's operations; and

WHEREAS, the objectives of the Effective & Collaborative Local Government goal are to maintain and improve relations with the school district, Onondaga County, the State, nearby towns and the Onondaga Nation, increase resident engagement and participation in neighborhood and community events, improve clear, consistent communication with the public to ensure transparency in local governmental action, provide access to recreational and educational programming and activities to meet the needs of our residents, regardless of age, and maintain the adequacy of community services, such as fire, police, emergency service responders, etc; and

WHEREAS, the Plan's Community Development Strategy is expressed as a Future Land Use Strategy and a Hamlet Development Strategy; the Future Land Use Strategy includes a map that identifies the community's preferences regarding the location and character of various types of development in the Town as a whole, which is broken down into Agriculture, Open Space, Residential, Industrial, Commercial, and Hamlet land use categories; the strategy is intended to guide decision-makers when reviewing development proposals; and

WHEREAS, the Plan's Hamlet Development Strategy is focused on the envisioned character of the LaFayette Hamlet or "the Crossroads" at NYS Routes 11 and 20, and provides guidance for the Town when reviewing public and private investments over the next decade; the strategy outlines the architectural

character, site development standards, streetscape enhancements, and types of uses envisioned for the future of the Hamlet given the potential infrastructure improvements foreseen for the community at this time; and

WHEREAS, the Plan notes that concentrated development within the Town is limited by both environmental constraints and a lack of public sewer and water services; the Town has been concurrently studying the potential for providing public drinking water in the Cardiff and Hamlet areas, which would help to facilitate development of the Hamlet; and

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

The Board commends the Town on its efforts to complete this comprehensive plan update, including incorporation of key action items and a priority action plan to help facilitate the community's goals to preserve agricultural lands and open space areas, maintain the rural character of the Town, and encourage future, targeted development in the hamlet area.

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





J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-346

- 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 Sara Recktenwald / Laxty88, LLC for the property located at 3371 East Lake 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 East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing redevelopment of a residential property on a 1.08-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-21-347) and area variance (Z-21-348) referrals as part of the proposed project; per the referral notice, a special permit is required for redevelopment of a non-conforming lot that exceeds impermeable surface coverage limits; area variances are sought to reduce the lake frontage from 75 feet to 36 feet and the lake yard setback from 20 feet to 6.2 feet; and
- WHEREAS, the site is located between East Lake Road and Skaneateles Lake and surrounded by other residential lots; aerial imagery dated May 2021 and the submitted survey map show the parcel is mostly landlocked, except for 36 feet of lake frontage that is connected to the bulk of the property by a narrow strip of land; the site has access to East Lake Road from a 20' right-of-way through an adjacent residential lot; and
- WHEREAS, per the survey map, the site contains an existing house and blacktop driveway; shoreline structures include a blacktop area, to be removed, and a storage building with an upper level gazebo, and adjacent concrete walkway, steps, and dock; and
- WHEREAS, the submitted site plan dated November 23, 2021 shows site modifications to include constructing a detached, two-car garage (24' x 30'), adding permeable sidewalks around the house and garage, installing steps to the enclosed porch, and adding a bioswale at the front of the site; part of the existing blacktop driveway will be removed and the remaining portion of the driveway at the front of the garage will be squared off; modifications adjacent to the shoreline will include a new retaining wall, new landscaping, and a proposed permeable stairway;
- ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the

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

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

primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 17.1%, where 10% is permitted, and will decrease to 14.6% following the proposed project; the local application indicates the applicant will make a payment into the Town's Development Rights Acquisition Fund to offset the remaining exceedance in impermeable surface coverage; and

WHEREAS, the site is served by public drinking water and an individual septic system; the site plan shows an existing septic/leech field at the rear of the house; no changes to the existing infrastructure are proposed; 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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-347

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 Sara Recktenwald / Laxty88, LLC for the property located at 3371 East Lake 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 East Lake Road (Route 41), a state highway; and

WHEREAS, the applicant is requesting a special permit to allow for redevelopment of a non-conforming 1.08-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts that exceeds impermeable surface coverage limits; and

WHEREAS, the Board is concurrently reviewing site plan (Z-21-346) and area variance (Z-21-348) referrals as part of the proposed project; per the referral notice, site plan review is required for any development within 1,000 feet of the lake line that exceeds 200 SF, and for dwelling and accessory structures with greater than 2,500 SF cumulative footprint; area variances are sought to reduce the lake frontage from 75 feet to 36 feet and the lake yard setback from 20 feet to 6.2 feet; and

WHEREAS, the site is located between East Lake Road and Skaneateles Lake and surrounded by other residential lots; aerial imagery dated May 2021 and the submitted survey map show the parcel is mostly landlocked, except for 36 feet of lake frontage that is connected to the bulk of the property by a narrow strip of land; the site has access to East Lake Road from a 20' right-of-way through an adjacent residential lot; and

WHEREAS, per the survey map, the site contains an existing house and blacktop driveway; shoreline structures include a blacktop area, to be removed, and a storage building with an upper level gazebo, and adjacent concrete walkway, steps, and dock; and

WHEREAS, the submitted site plan dated November 23, 2021 shows site modifications to include constructing a detached, two-car garage (24' x 30'), adding permeable sidewalks around the house and garage, installing steps to the enclosed porch, and adding a bioswale at the front of the site; part of the existing blacktop driveway will be removed and the remaining portion of the driveway at the front of the garage will be squared off; modifications adjacent to the shoreline will include a new retaining wall, new landscaping, and a proposed permeable stairway;

ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal

approval; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 17.1%, where 10% is permitted, and will decrease to 14.6% following the proposed project; the local application indicates the applicant will make a payment into the Town's Development Rights Acquisition Fund to offset the remaining exceedance in impermeable surface coverage; and

WHEREAS, the site is served by public drinking water and an individual septic system; the site plan shows an existing septic/leech field at the rear of the house; no changes to the existing infrastructure are proposed; 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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-348

- 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 Skaneateles ZBA at the request of Sara Recktenwald / Laxty88, LLC for the property located at 3371 East Lake 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 East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce the lake frontage from 75 feet to 36 feet and the lake yard setback from 20 feet to 6.2 feet on a 1.08-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-21-346) and special permit (Z-21-347) referrals as part of the proposed project; per the referral notice, site plan review is required for any development within 1,000 feet of the lake line that exceeds 200 SF, and for dwelling and accessory structures with greater than 2,500 SF cumulative footprint; a special permit is required for redevelopment of a non-conforming lot that exceeds impermeable surface coverage limits; and
- WHEREAS, the site is located between East Lake Road and Skaneateles Lake and surrounded by other residential lots; aerial imagery dated May 2021 and the submitted survey map show the parcel is mostly landlocked, except for 36 feet of lake frontage that is connected to the bulk of the property by a narrow strip of land; the site has access to East Lake Road from a 20' right-of-way through an adjacent residential lot; and
- WHEREAS, per the survey map, the site contains an existing house and blacktop driveway; shoreline structures include a blacktop area, to be removed, and a storage building with an upper level gazebo, and adjacent concrete walkway, steps, and dock; and
- WHEREAS, the submitted site plan dated November 23, 2021 shows site modifications to include constructing a detached, two-car garage (24' x 30'), adding permeable sidewalks around the house and garage, installing steps to the enclosed porch, and adding a bioswale at the front of the site; part of the existing blacktop driveway will be removed and the remaining portion of the driveway at the front of the garage will be squared off; modifications adjacent to the shoreline will include a new retaining wall, new landscaping, and a proposed permeable stairway;
- ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal

approval; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 17.1%, where 10% is permitted, and will decrease to 14.6% following the proposed project; the local application indicates the applicant will make a payment into the Town's Development Rights Acquisition Fund to offset the remaining exceedance in impermeable surface coverage; and

WHEREAS, the site is served by public drinking water and an individual septic system; the site plan shows an existing septic/leech field at the rear of the house; no changes to the existing infrastructure are proposed; 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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-349

- 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 Andrew Goodman for the property located at 3485 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct a 3,000 sf retail store (Sleep Number) with associated site modifications on a 0.56-acre parcel in a Business zoning district; and
- WHEREAS, the site is located along Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and big box retail establishments; aerial imagery dated May 2021 shows the site contains an existing one-story building, to be demolished, with front and rear parking and a drive aisle on the side of the building; there is an existing driveway onto Erie Boulevard East;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard must meet Department requirements; and
- WHEREAS, the submitted Landscape Plan shows the proposed 3,000 SF building, Sleep Number, will be constructed in the same location as the existing building, but with a smaller footprint; parking and access appear to remain the same; there will be 24 on-site parking spaces; new landscape beds are proposed at the front and rear of the building and adjacent to the frontage of the site; there are existing trees and shrubs along the side and rear lot lines; a proposed sidewalk is shown on three sides of the building; and
- WHEREAS, the submitted sign plans show signage to include three internally-illuminated wall signs, one at the front of the building (82.89 SF) and two on either side (44.57 SF each), and one ground sign along the frontage of the site; the ground sign will use the existing posts and replace the panel; and
- WHEREAS, aerial imagery shows existing sidewalks along Erie Boulevard on adjacent parcels; per the NYS Department of Transportation, the Department has a forthcoming project to install additional sidewalks on Erie Boulevard in this area; and
- WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; 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: 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 site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

The applicant must submit a copy of the site plan to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures and a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

1. Given the change of use, 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.
2. The Board encourages the applicant and the Town to consider cross-connections with adjacent parcels to allow for shared driveways and improve access management along this corridor.
3. The Town and applicant are encouraged to consider opportunities to further improve the site with a sidewalk from the right-of-way to the building and substantial landscape screening for the front yard parking area. Such improvements should be considered in coordination with the New York State Department of Transportation and account for the Department's forthcoming sidewalk plans for this area.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-350

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Kimley-Horn for the property located at 340 Towne Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway, East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and

WHEREAS, the applicant is proposing to increase the designated parking area for "Drive Up" services on a 9.76-acre parcel in a Regional Shopping (RS) zoning district; and

WHEREAS, the site and adjacent parcels contain a large multi-tenant retail building for the Towne Center at Fayetteville shopping plaza; there is a large parking lot at the front of the building; the plaza includes a number of outparcels with additional retail and commercial establishments; the subject parcel includes the portion of the multi-tenant building that contains the Target retail store and its associated parking area; the subject parcel has frontage on North Burdick Street and also contains one of the shopping plaza's driveways; and

WHEREAS, aerial imagery shows access to the entire shopping plaza comes from a signalized, full access driveway onto Route 5 to the south, a right-in, right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, including the one on the subject parcel; and

WHEREAS, the submitted Overall Site Plan dated September 23, 2021 shows 8 existing drive up stalls at the front of a row of parking; the row will be reconfigured to establish 12 additional drive up stalls; a new crosswalk is shown from the building entrance to the drive up stalls with stop bar pavement markings on either side; a new team member drive up door (under separate permit) is shown at the front of the building; and

WHEREAS, additional plan details show the drive up stall area will be demarcated by two 12-foot tall drive up beacons with solar-powered internal-illumination; drive up stalls will be numbered with non-illuminated stanchion signs; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone 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); and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of

the site is located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the project; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-351

- 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 CHA Consulting, James Trasher for the property located at 6803 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing modifications to a previously approved 27,692 sf addition to an existing 55,000 sf building on 9.409 acres in an Industrial zoning district; and
- WHEREAS, in 2020, the Board reviewed a subdivision referral (S-20-9) and subsequent three-mile limit (Z-20-233) review to combine the four subject parcels into one lot, as well as a site plan referral (Z-20-60) to construct two additions (27,692 SF and 2,304 SF) to the existing 55,000 SF building on the subject site; the subdivision and front addition (2,304 SF) have been approved by the Town; the site plan referral (Z-21-351) currently under review is for modifications to the previous plan for the rear addition; and
- WHEREAS, the site is located along Manlius Center Road, a state road, in an industrial node bound by I-481 to the west, CSX rail lines to the north and Butternut Creek to the east; aerial imagery shows the site has additional frontage on Claymaster Drive, a private road that serves several industrial parcels to the east; and
- WHEREAS, the Existing Conditions plan dated October 18, 2021 shows there is a large existing building for Tracey Road Equipment at the front of the site with asphalt parking along the east side of the building; there is an existing driveway onto Claymaster Drive that serves the parking area, and more than 250' of additional, unrestricted access; the site appears to have additional access to a private road on the opposite side of the building; this adjacent parcel appears to be owned by CSX and contains a railroad track; a large gravel lot is shown at the rear of the building, which is contiguous with an adjacent parcel and enclosed by a chain link fence; the area appears to be used for outdoor equipment storage;  
ADVISORY NOTE: per the New York State Department of Transportation, no access to Manlius Center Road will be permitted, nor is any shown in the proposed plans; and
- WHEREAS, the submitted Site Layout plan dated October 18, 2021 shows one addition (27,692 SF) will be constructed at the rear of the building as previously proposed; a proposed wash bay (2,960 SF) is also shown; additional site modifications are shown to include crosswalks to a parking lot on an adjacent parcel, which appears to be used by Tracey Road Equipment; and

WHEREAS, two Environmental Assessment Forms (EAF), both dated February 4, 2020, were included with the referral materials, one EAF for each action; the EAFs indicate 0.92 acres of the site will be disturbed by the proposed project and existing and proposed drainage patterns will remain the same, utilizing existing catch basins and with sheet flow moving in the same direction as it currently does; the EAF notes that the places where the building additions will be constructed are currently concrete, hard packed gravel and/or asphalt; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by Town drinking water and public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity and review any additional flow from the wash bay; 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: 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows the rear half of the site may contain state wetlands, including the proposed rear addition; there is also an area of potential federal wetlands at the northeast corner of the site; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant amount of the site is located in the 100-year floodplain, including the existing building and proposed rear addition, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and aerial imagery shows there are no wooded areas on the site; and

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

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

The New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant should submit a lighting plan for any new lighting on the site. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

1. The applicant is encouraged to consider opportunities to provide additional landscaping and vegetative buffering between the paved surfaces on-site and nearby Butternut Creek.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-353

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of VIP Structures, Inc. for the property located at southeast intersection of Morgan Road and Wetzel 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 Morgan Road (Route 46) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is requesting area variances to allow for construction of a 21,000 sf commercial building with associated amenities on an 11.774-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, in 2006, the Board recommended modification of a zone change referral (Z-06-342) to change the zoning on a portion of the subject parcel from Industrial (I-1) to Highway Commercial (HC-1); the Town Zoning Map indicates the entirety of the parcel is still zoned I-1; and
- WHEREAS, the vacant site is located in the Woodard Industrial Park at the intersection of Morgan Road and Wetzel Road; the site is east across Morgan Road from a school campus including Liverpool High School, Morgan Road and Wetzel Road Elementary Schools, and the Liverpool Ninth Grade Annex; aerial imagery dated May 2021 shows the site is covered by trees and overgrown vegetation; and
- WHEREAS, area variances are requested to 1) reduce the front yard setback from 200 feet to 100 feet for both frontages, 2) reduce the front perimeter landscape strip along Wetzel Road from 100 feet to 30 feet, and 3) reduce the front perimeter landscape strip along Morgan Road from 100 feet to 50 feet; and
- WHEREAS, the submitted Conceptual Site Plan shows the variances are intended to facilitate a project to construct a 21,000 SF commercial building with a front parking area for 38 vehicles and rear and front yard parking for 160 truck/trailer spaces; two proposed driveways are shown, one onto Morgan Road and one onto Wetzel Road; no additional information regarding the building tenant was included;
- ADVISORY NOTE: the proposed driveways onto Wetzel Road and Morgan Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways on a county road must meet Department standards; and
- WHEREAS, the Conceptual Site Plan shows a delineated wetland area (3.13 acres) at the rear of the site, with all development to occur outside the boundary; a letter from a representative for the applicant to the Town, dated November 19, 2021, indicates the wetland boundary was delineated by GZA and has been reviewed

by the US Army Corps of Engineers (USACE); per the USACE, the wetland is likely jurisdictional and will be regulated; the variance requests are necessary to enable development to occur outside of the wetland area; and

WHEREAS, no information regarding drinking water or wastewater services was included; the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area;

ADVISORY NOTE: any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection; and

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

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

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

The Town Planning Board, acting as the board of jurisdiction for this application, should conduct a review of the full build plans for this project to ensure a complete understanding of the proposed use and development, and to ensure that the area variances requested are the narrowest remedy possible.

The Board also offers the following comments for the next phase of development:

1. The applicant must contact the Onondaga County Department of Transportation early in the planning process to coordinate access plans for Wetzel Road and Morgan Road. The applicant is advised that a Stormwater Pollution Prevention Plan (SWPPP), traffic study for full build out, and a lighting plan will be required as part of the Department's review of the project. Any mitigation as may be determined by the Department must be reflected on the project plans.
2. 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 in this area and to discuss any offset requirements if needed.
3. The applicant is advised to maintain as much existing tree cover as possible to provide vegetative buffering to the wetland areas.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-355

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #6 of 2021 to create New Chapter 66 ("Cannabis") and New Sections 66-1 through 66-5, opting the Village of Skaneateles out of hosting on-site cannabis consumption establishments; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-21-356) for Local Law #7 of 2021 to amend Chapter 66 ("Cannabis"), and add New Sections 66-6 through 66-10, opting the Village of Skaneateles out of hosting cannabis retail dispensaries; and
- WHEREAS, both proposed local laws will be adopted pursuant to Cannabis Law § 131, which expressly authorizes villages to opt-out of allowing on-site cannabis consumption establishments to locate and operate within their boundaries; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-356

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and

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

WHEREAS, the applicant is proposing Local Law #7 of 2021 to amend Chapter 66 ("Cannabis"), and add New Sections 66-6 through 66-10, opting the Village of Skaneateles out of hosting cannabis retail dispensaries; and

WHEREAS, the Board is concurrently reviewing a referral (Z-21-355) for Local Law #6 of 2021 to create New Chapter 66 ("Cannabis") and New Sections 66-1 through 66-5, opting the Village of Skaneateles out of hosting on-site cannabis consumption establishments; and

WHEREAS, both proposed local laws will be adopted pursuant to Cannabis Law § 131, which expressly authorizes villages to opt-out of allowing on-site cannabis consumption establishments to locate and operate within their boundaries; and

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

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