



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

December 13, 2023

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

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
David Skeval

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 13, 2023.

## III. MINUTES & OTHER BUSINESS

Minutes from November 21, 2023 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-23-37	TDewPB	<i>No Position</i>	S-23-38	TSkaPB	<i>Modification</i>
Z-23-303	TDewPB	<i>No Position</i>	Z-23-304	VNsyPB	<i>No Position</i>
Z-23-305	VNsyPB	<i>No Position</i>	Z-23-306	TLysPB	<i>Modification</i>
Z-23-307	TLysPB	<i>Modification</i>	Z-23-308	TDewPB	<i>No Position</i>
Z-23-309	TSpaTB	<i>No Position</i>	Z-23-310	TDewPB	<i>No Position</i>
Z-23-311	CSyrZA	<i>No Position</i>	Z-23-312	CSyrZA	<i>No Position With Comment</i>
Z-23-313	CSyrZA	<i>No Position</i>	Z-23-314	TSkaTB	<i>No Position</i>
Z-23-315	TCicTB	<i>Approval</i>	Z-23-316	CSyrZA	<i>No Position</i>
Z-23-317	CSyrPB	<i>Modification</i>	Z-23-318	VManPB	<i>Modification</i>
Z-23-319	VManVB	<i>Modification</i>	Z-23-320	TCicTB	<i>No Position With Comment</i>
Z-23-321	TCamTB	<i>No Position</i>			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # S-23-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Carkner Development for the property located at 4040 and 4044 New Court 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 New Court Avenue (Route 598), a state highway, and a channelized portion of Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, New Lot 24A (0.861 acres), in an Industrial zoning district as part of a project to improve the site and construct a parking lot for the factory; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-308) to demolish a warehouse and construct a parking lot; and
- WHEREAS, the site is in an area characterized by commercial and industrial uses between residential neighborhoods extending south and west and industrial areas of Carrier Circle to the north; neighboring businesses include a self-storage facility, Central New York Sheet Metal, and a custom cabinetry and countertop supply company; Norwood Park is located across Eastbourne Drive from the site; and
- WHEREAS, the site is comprised of two adjacent parcels with frontage on Eastbourne Drive, a local road, and New Court Avenue, a state route; the western lot contains a 17,441 sf warehouse and office space with the building extending nearly to the parcel boundary except along New Court Avenue where a small parking area is located; the eastern lot contains an approximately 2,583 sf warehouse with a parking area along New Court Avenue; the site has a curb cut extending across the New Court Avenue frontage, with unrestricted access from both New Court Avenue and Eastbourne Drive; and
- WHEREAS, per the referral, the applicant is proposing to demolish the smaller warehouse on the eastern side of the site to allow for the construction of a 22-space parking lot to be utilized by the larger warehouse; site improvements include reducing the curb cut on New Court Avenue to a single drive entry, removing the parking areas from the road frontage and installing lawn, landscaping, and sidewalks along New Court Avenue, and adding landscaping strips between the building and parking lot and between the parking lot and site boundary; Eastbourne Avenue access modified as well to create driveway and remove excess asphalt;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements and any work within the state right-of-way will require a Highway Work Permit;

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 Front Elevation & Overall Plan dated 9/29/23, a 35'2"x25'7.5" recessed area will be built into the Eastbourne Avenue side of the building and a 901 sf loading dock with two overhead doors will be constructed; a new dryvit band of color will be added to the exterior of the building; a Lighting Proposal plan dated 10/30/23 was included with lighting to be added to the northwest, southwest, and northeast sides of the building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/23/23, 0.2 acres of the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities Plan dated 10/30/23, a catch basin will be installed at the southeast corner of the site; per the EAF, "all stormwater to be directed to best management practices"; and
- WHEREAS, per the Site Layout and Planting Plan dated 10/30/23, two 20'wide easements belonging to Niagara Mohawk Power Corp are located at the northwest and northeast corners of the site, along New Court Avenue, a state road; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; and
- WHEREAS, per the referral notice, the site is serviced by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID:C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, GIS mapping shows a federal wetland may traverse the park located across Eastbourne Drive from the site; and

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # S-23-38

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 Josh LaGrow / Village Meadow, LLC for the property located at 816 Franklin Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a 19.2-acre parcel into a private road with eight new parcels of at least 2 acres each in a Rural Residential (RR) zoning district; and

WHEREAS, the site is located off Franklin Street, ½ mile west of the Village of Skaneateles, where residential lots line the road with large lots containing active farmland and woods behind; the site is a vacant parcel in NYS Agricultural District 2 with, and adjacent to, active farmland extending to the west and south; and

WHEREAS, the applicant is proposing to divide the parcel into eight lots ranging in size from 2 to 2.85 acres to contain single-family homes on a cul-de-sac; the project narrative details the size and quantity of lots was due to the proposed septic systems being “raised beds or alternative systems” requiring large lot sizes and preventing the construction of a smaller-lot conservation subdivision; and

WHEREAS, the parcel has 60’ of frontage on Franklin Street, a local road; the private road would extend southwest approximately 800 feet before ending in a cul-de-sac; per the narrative, while the road could be extended into the neighboring parcel in the future, this seems unlikely; per the Site Plan, the 66’-wide right-of-way will be dedicated to the Town; the road will require a waiver for being less than 66’-wide; a sidewalk would be constructed along the north side of the proposed road; Franklin Street does not have sidewalks in this area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/20/23, 11 acres of the site will be disturbed by the proposed project; 29% of the site has slopes 10-15%, sloping towards Franklin Street; the Site Plan dated 9/2023 shows each lot contains stormwater infrastructure and easements; retaining walls and dry swales are located near the private road’s access at Franklin Street; per the Site Plan, dry swales occur between the proposed housing and the housing along Franklin Street with stormwater infrastructure connecting the swales to Franklin Street; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed; the Site Plan shows a 20'-wide water easement will run along the north side of the private road to accommodate the extension of public water; and

WHEREAS, per the referral notice, new individual septic system for each lot are proposed to serve the development;

ADVISORY NOTE: 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 this property prior to Department endorsement of the subdivision; and

WHEREAS, per the Onondaga County Ag Mapper, the 19-acre site contains 13.34 acres of prime soils and 5.65 acres of soils of statewide importance with a total soils score of 5.40; and

WHEREAS, the Site Plan shows an area encompassing the southeast corner of the site labeled "Natural Vegetation"; this area is within the proposed boundaries of the buildable lots and not on its own parcel; 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); the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.

The Board offers the following comments:

1. This parcel/property is shown by the Onondaga County Ag Mapper to have high value for agricultural production and protection. Preservation of agricultural lands and protection of important farmland soils should be considered during municipal review.

2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large lot, subdivisions 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, increased 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.

3. The applicant and municipality are encouraged to explore ways to retain more land in a natural and wooded state, possibly in a separate parcel, to conserve as protected open space, aid in stormwater mitigation, and enhancing the neighborhood by being available to local residents.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-303

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Livingston Energy Group 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 to install 6 charging stations for electric vehicles on a 2.18-acre parcel in a Commercial 1 zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan (Z-21-344) to install signs at the auto dealership, advising the applicant to submit a copy of the site plan to the New York State Department of Transportation; and
- WHEREAS, the site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; neighboring businesses include Walmart and Romano Toyota; and
- WHEREAS, the site is the location of a recently constructed automotive dealership, containing the dealership building with parking lots located west and south of the building and two full access curb cuts onto Galster Road, a local road; and
- WHEREAS, the applicant is proposing to install 6 charging stations for electric vehicles on their property, four Livingston Energy L2 Charging Stations assembled into 2x dual-port configurations to be placed near the building entrance with an additional Livingston Energy 180kW DCFC Unit charging station on two parking spaces near an entrance to Galster Road; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is serviced by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern half of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and
- WHEREAS, the site may contain the Northern long-eared bat and Indiana bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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





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# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-304

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of 709 Bear Rd. Partner, LLC for the property located at 709 North Main 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 North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to renovate a vacant bank building and establish a sushi and hibachi restaurant in a plaza located on a 4.25-acre parcel in a Commercial (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-305) regarding this proposed restaurant; and
- WHEREAS, the Board previously recommended No Position with Comment on a use variance referral (Z-19-361) to allow the boarding of dogs and cats on site, advising the applicant and municipality to contact Onondaga County Department of Transportation early in planning processes to coordinate any requirements; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and
- WHEREAS, aerial imagery shows the site contains an existing shopping plaza, Bear Road plaza, with a large asphalt parking lot in front of the plaza, additional parking at the rear of the plaza, and two driveways each onto Bear Road and Route 11; the submitted plan shows the plaza has 10 tenant spaces with the proposed restaurant to occupy space 9; and
- WHEREAS, the applicant is proposing interior renovations to a space previously occupied by Key Bank to open a restaurant; a new sign, electrical work, plumbing, and emergency exit door are proposed; interior walls and half walls will be constructed; there are no proposed changes to the existing parking lot, walkway, or drive-thru (it is noted the drive-thru will not be used); a dumpster will be placed 5' from the kitchen exit door; and
- WHEREAS, the Land Survey dated 6/24/21 shows an easement belonging to the Onondaga County Water Authority located beneath the parking lot; the proposed work will not occur in this area; and
- WHEREAS, the site is served by public drinking water with an expected increase in use; **ADVISORY NOTE:** The applicant is advised to contact OCWA's Engineering

Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-305

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of 709 Bear Rd. Partner, LLC for the property located at 709 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow renovation of a vacant bank building and establish a sushi and hibachi restaurant in a plaza located on a 4.25-acre parcel in a Commercial (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-304) regarding this proposed restaurant; and
- WHEREAS, the Board previously recommended No Position with Comment on a use variance referral (Z-19-361) to allow the boarding of dogs and cats on site, advising the applicant and municipality to contact Onondaga County Department of Transportation early in planning processes to coordinate any requirements; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and
- WHEREAS, aerial imagery shows the site contains an existing shopping plaza, Bear Road plaza, with a large asphalt parking lot in front of the plaza, additional parking at the rear of the plaza, and two driveways each onto Bear Road and Route 11; the submitted plan shows the plaza has 10 tenant spaces with the proposed restaurant to occupy space 9; and
- WHEREAS, the applicant is proposing interior renovations to a space previously occupied by Key Bank to open a restaurant; a new sign, electrical work, plumbing, and emergency exit door are proposed; interior walls and half walls will be constructed; there are no proposed changes to the existing parking lot, walkway, or drive-thru (it is noted the drive-thru will not be used); a dumpster will be placed 5' from the kitchen exit door; and
- WHEREAS, the Land Survey dated 6/24/21 shows an easement belonging to the Onondaga County Water Authority located beneath the parking lot; the proposed work will not occur in this area; and
- WHEREAS, the site is served by public drinking water with an expected increase in use;

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

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

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-306

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Robert Shanahan / Greentree Realty Capital for the property located at 8850 River 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 River Road (Route 37), a county highway, and the municipal boundaries between the Town of Lysander, the Town of Clay and Oswego County; and
- WHEREAS, the applicant is proposing to construct 170 apartments in seventeen 3-story apartment buildings with associated amenities on a 22-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site is a part of the Radisson Community development and is a vacant wooded parcel located between the Oswego and Seneca Rivers and River Road, immediately south of the newly created Longview Terrace homes; and
- WHEREAS, the applicant is proposing seventeen 3-story apartment buildings with associated parking lots and internal driveways; each building would contain ten 2-bedroom apartments and 6 garages; the referral materials note single-family homes were previously proposed for this location; Longview Terrace, a local road immediately north of the site, is to be extended, looping through the development to access River Road, a county highway, across from its intersection with Glacier Ridge Road; and
- WHEREAS, per the Site Plan dated 9/2023, 17 apartment buildings would be constructed in clusters along a future segment of Longview Terrace; the plan does not show any internal sidewalks except those connecting buildings to their associated parking lots; there are no sidewalks or pedestrian infrastructure along this section of River Road; each building has multiple parking lots, totaling 268 proposed lot spaces in addition to the 6 garages built into the first floor of each building, with a combined total of 370 proposed parking spaces where 255 required, more than 2 spaces per unit were 1.5 is required; ADVISORY NOTE: The proposed driveway onto River Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, GIS mapping shows the site may be traversed by a riverine federal wetland connecting to a federal wetland along the eastern boundary of the site (adjacent to the Seneca River), which appears to occur outside of the building areas; the Site Plan shows federal wetlands delineated by Terrestrial Environmental Specialists, Inc in 12/2011 with areas of "Wetland Disturbance" occurring under proposed roads and driveways; per the Environmental Assessment Form (EAF) dated 10/1/23, the site contains 4 acres of wetlands and the proposal will result in the loss of 0.1 acre;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the area covered by floodplain approximates the same area covered by federal wetlands; floodplain shown on Site Plan shows encroachment of future building and parking lot, entirely within floodplain, crossings of roads, and portions of parking lots and buildings within minimal distance from floodplain boundary;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/1/23, 16 acres of the site will be disturbed by the proposed project; the Site Plan shows 6 proposed stormwater management basins along with swales and infrastructure occurring throughout the site, primarily between proposed structures and the roads, wetlands, and river;

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, a Traffic Impact Assessment (TIA) completed by Plumley Engineering, PC dated 6/29/23 was included in the referral materials, the TIA concluded “the additional traffic generated by the proposed Longview at Radisson phase 2 development will have no notable impact on traffic operations in the area”, noting “no off-site mitigation measures recommended”; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the buildings; the EAF notes the proposed development has an anticipated demand of 37,400 gallons of public water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the development and is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area and Radisson Sewer District with an anticipated demand of 37,400 gallons per day;

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

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the project is within 2,000 feet of a site (ID:B00015) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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); the site includes land on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor;

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

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

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

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

1. The site is currently 22 acres of forested land containing wildlife habitats, federal wetlands, floodway, and floodplains. The forest on site plays an important role in both mitigating risk of floods around the river by buffering neighboring properties, mitigating stormwater contamination from flowing directly into the river, and carbon sequestration or the absorption and storage of carbon dioxide from the atmosphere. The applicant must show tree retention on the Site Plan, indicating which forest will remain and any natural buffer they intend to retain and/or construct to mitigate increased flood and pollution risk caused by the removal of trees in this important habitat and Greenway.

2. The Site Plan currently shows a "Future Building" and "Future Parking Lot" in an area directly adjacent to the river, almost entirely within the flood plain. The Town should not consider future phases to this project within the flood plan at this time and require the applicant to remove any future phases from the Site Plan.

3. The applicant must continue to coordinate River Road access plans with the Onondaga County Department of Transportation. The municipality must

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

4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

5. The Site Plan must be modified to reduce the total number of parking spaces, to be at or near minimums required by Town code, in order to avoid unnecessary impervious surface and related potential risks to stormwater contamination and flooding.

The Board offers the following comments:

1. Due to the importance of intact forested land along the Seneca River for mitigation of flood risk and stormwater contamination along with carbon sequestration, important habitats, and natural character this area provides, this site may not be ideal or appropriate for such intense development. The applicant and municipality are encouraged to consider the site in context of its natural surroundings and create a suitable buffer along the river. The applicant and municipality are encouraged to consult the Onondaga County Soil and Water Conservation District regarding this site and how to develop this area while reducing possible negative impact of this development, including the recommended tree retention assessment.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as an extensive internal sidewalk network, recreational or playground area, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

3. The applicant is encourage to construct pedestrian and bicycle infrastructure connections to the Radisson Community's trail network and recreation amenities located across River Road from the site.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-307

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Reeves Farms for the property located at 1184 West Genesee 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 West Genesee Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a dormitory for migrant workers on a 50-acre parcel in an Agriculture zoning district; and
- WHEREAS, the Board previously held No Position on site plan and area variance referrals (Z-21-4 and Z-21-5) for the construction of a 2,880 sf farm worker housing dormitory on the site; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and low-density housing; the site has frontage on NYS Route 370 and contains part of a large farm operation, Reeves Farms, which also occurs on surrounding parcels under common ownership; Snogles Lane, a private road, runs north-south through the site and serves the farm fields and several adjacent residential lots; the site and surrounding lands are enrolled in NYS Agricultural District 3; and
- WHEREAS, the submitted Site Plan dated 11/12/23 shows the site contains existing structures for worker housing, including a wood frame house, a wood frame kitchen and bath facility, two existing mobile homes, and a 10-bedroom dormitory (no bath or kitchen facilities); the structures are grouped towards Route 370 and served by an existing gravel/asphalt driveway; aerial imagery dated May 2021 shows the remainder of the site contains active farm fields and some wooded areas;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 370 must meet Department requirements; and
- WHEREAS, per the Site Plan, the proposed 20'x80' 5-bedroom dormitory is to replace an existing mobile home; per the Environmental Assessment Form (EAF) dated 10/17/23, the replacement of an existing mobile home with the proposed dormitory will not result in additional occupants; and
- WHEREAS, aerial imagery dated May 2021 shows the site has a small amount of frontage on the Seneca River to the south; there is also a wet weather ditch that is tributary to the river and crosses the front of the site; GIS mapping and current FEMA Flood Insurance Rate Maps (FIRM) show lands immediately adjacent to the tributary contain federal wetlands and the 100-year floodplain; no development near the tributary is proposed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no

changes to existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by an individual septic system and no changes are proposed; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/17/23, 0.05 acres of the site will be disturbed by the proposed project

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-308

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Carkner Development for the property located at 4040 and 4044 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue (Route 598), a state highway, and a channelized portion of Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to demolish an existing warehouse and install a new parking lot for an adjacent existing warehouse on a proposed 0.861-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-37) to combine the two lots comprising the site into one new parcel; and
- WHEREAS, the site is in an area characterized by commercial and industrial uses between residential neighborhoods extending south and west and industrial areas of Carrier Circle to the north; neighboring businesses include a self-storage facility, Central New York Sheet Metal, and a custom cabinetry and countertop supply company; Norwood Park is located across Eastbourne Drive from the site; and
- WHEREAS, the site is comprised of two adjacent parcels with frontage on Eastbourne Drive, a local road, and New Court Avenue, a state route; the western lot contains a 17,441 sf warehouse and office space with the building extending nearly to the parcel boundary except along New Court Avenue where a small parking area is located; the eastern lot contains an approximately 2,583 sf warehouse with a parking area along New Court Avenue; the site has a curb cut extending across the New Court Avenue frontage, with unrestricted access from both New Court Avenue and Eastbourne Drive; and
- WHEREAS, per the referral, the applicant is proposing to demolish the smaller warehouse on the eastern side of the site to allow for the construction of a 22-space parking lot to be utilized by the larger warehouse; site improvements include reducing the curb cut on New Court Avenue to a single drive entry, removing the parking areas from the road frontage and installing lawn, landscaping, and sidewalks along New Court Avenue, and adding landscaping strips between the building and parking lot and between the parking lot and site boundary; Eastbourne Avenue access modified as well to create driveway and remove excess asphalt;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements and any work within the state right-of-way will require a Highway Work Permit;

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 Front Elevation & Overall Plan dated 9/29/23, a 35'2"x25'7.5" recessed area will be built into the Eastbourne Avenue side of the building and a 901 sf loading dock with two overhead doors will be constructed; a new dryvit band of color will be added to the exterior of the building; a Lighting Proposal plan dated 10/30/23 was included with lighting to be added to the northwest, southwest, and northeast sides of the building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/23/23, 0.2 acres of the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities Plan dated 10/30/23, a catch basin will be installed at the southeast corner of the site; per the EAF, "all stormwater to be directed to best management practices; and
- WHEREAS, per the Site Layout and Planting Plan dated 10/30/23, two 20'wide easements belonging to Niagara Mohawk Power Corp are located at the northwest and northeast corners of the site, along New Court Avenue, a state road; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; and
- WHEREAS, per the referral notice, the site is serviced by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID:C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, GIS mapping shows a federal wetland may traverse the park located across Eastbourne Drive from the site; and

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford 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 E-2023 to amend Article XVI of the Town of Spafford Zoning Law clarifying that solar energy projects which received approval prior to enactment of Local Law E-2023 are exempt from compliance with Local Law 2-2022; and
- WHEREAS, the Board previously offered Modification of a local law referral (Z-22-210) to repeal and replace Article XVI of the Town of Spafford Zoning Law with new regulations regarding solar energy systems in the Town of Spafford, advising the Town to remove Onondaga County Planning as a consulting entity for the type of intercept drain lines to be used for a community solar project with additional comments regarding possible edits and refinements of the local law; and
- WHEREAS, the proposed law modifies Article XVI, Section 16-1 which previously stated that Article applied to “all solar energy systems in the Town of Spafford which are installed or modified after the effective date” of that law; the proposal amends this Section to exclude any solar energy system approved prior to the effective date of Local Law E-2023 unless a modification is proposed after this law is passed; and
- WHEREAS, per the Town of Spafford Local Law 2-2022, the Town has enacted solar regulation laws because while the Town recognizes that “solar energy is a clean, readily available and renewable energy source”, the Town wanted to “promote the effective and efficient use of solar energy systems” while establishing provisions regarding solar energy systems to “uphold the public health, safety and welfare” of the community and prevent any negative impacts on the rural character of the Town or the Town’s environmental resources such as prime farmlands, forests, and wildlife; and

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

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

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J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-310

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Saab, Inc. for the property located at 5717 Enterprise Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to install 8 electric vehicle charging stations on an 11.89-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the Board previously held No Position on a site plan referral (Z-22-238) to construct a new vestibule on an existing building and erect a 20'x40' pavilion; and
- WHEREAS, the site is located in a commercialized area near the I-690 and I-481 interchange; surrounding land uses include retail, medical facilities, hotels, and restaurants; I-690 abuts the site to the north; and
- WHEREAS, per the survey dated 5/20/22, the site contains two large concrete block commercial buildings with parking spaces surrounding the buildings and two driveways on Enterprise Parkway, a local road; landscaping and grassy areas exist in front of the two buildings and per aerial imagery dated May 2021, picnic tables exist on the grassy area in front of the east building; there is an additional parking area on a separate parcel owned by National Grid to the south that appears to serve the site; and
- WHEREAS, per the referral, the applicant is proposing the installation of eight EverCharge EV002 electric vehicle charging stations at an existing auto dealership; per the Site Plan dated 8/14/23, four dual-pedestals will be installed by eight parking spaces on the south side of the eastern building; per aerial imagery, the installation will result in establishing three additional parking spaces and the removal of some shrubbery; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Enterprise and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, per the Environmental Assessment Form dated 11/2/23, 0.03 acres will be physically disturbed; and
- WHEREAS, the site may contain the Northern long-eared bat or the Indiana bat, or their associated habitat, 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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-311

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of St. Paul's Syracuse for the property located at 300-310 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Senator Hughes State Office Building, a state facility, the Carnegie Building and the Onondaga County Courthouse, both county facilities; and
- WHEREAS, the applicant is proposing to construct a small portico addition on the Parish House and replace some concrete sidewalk on the 0.95-acre parcel in a Central Business (MX5) zoning district; and
- WHEREAS, the Board previously held No Position on a subdivision referral (S-22-2) to combine the two parcels containing the church buildings and parking lot into one new lot; and
- WHEREAS, the site is located in Downtown Syracuse with a mix of surrounding land uses, including offices, residential, commercial, and parking facilities; aerial imagery dated May 2021 shows the site has frontage on East Fayette Street and Montgomery Street, both city streets, and contains St. Paul's Cathedral and Parish House, which is listed on the State or National Register of Historic Places; and
- WHEREAS, per the Location Survey dated 5/31/17, the site also contains an asphalt parking lot located on the side of the building with an existing curb cut onto East Fayette Street; there are existing concrete sidewalks on both frontages; the survey shows a 10' right-of-way along the western lot line; and
- WHEREAS, per the local application, the applicant is proposing a 41 sf portico on the west side of the Parish House over a new accessible entrance from the parking lot and proposing the replacement of approximately 200 sf of sidewalk leading to the Montgomery Street Lobby entrance; these repairs and the previously referred subdivision are parts of a larger renovation project of the Parish House; and
- WHEREAS, the site is partially within the Montgomery Street-Columbus Circle Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is also in close proximity to the South Salina Street Historic District; and
- WHEREAS, the referral materials included a resolution approving a Certificate of Appropriateness from the Syracuse Landmark Preservation Board dated 2/3/22 for multiple proposed repairs and restoration at the site including the two actions proposed in this referral; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734060, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-312

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Catherine Conklin for the property located at 411 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install a concrete pad and diesel generator to support an existing telecommunications facility on a 0.66-acre parcel in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board previously offered No Position on a use variance (Z-21-309) to co-locate a three-sector antenna array with three antennas on an existing 120' monopole tower; and
- WHEREAS, the site is located in the City's Lakefront neighborhood with surrounding mix of commercial and office uses, Syracuse Parks Department, and Creekwalk; the site has frontage on Spencer Street, a city street, and abuts I-690 to the south; and
- WHEREAS, aerial imagery dated May 2021 shows the site contains existing structures for an industrial use, Clark Concrete, with outdoor storage of materials occurring on-site; aerial imagery shows the existing wireless telecommunications facility occurs within an approximately 50' x 50' fenced-in leased area; per the Compound Plan dated 10/9/23, the subject area contains an existing 120' tall monopole tower, a 12'x16' equipment shelter, and multiple concrete pads and equipment; and
- WHEREAS, the applicant is proposing a backup 30kW diesel generator and associated 4'x10' concrete pad to be installed in the southwest corner of the fenced area along with a 200A, NEMA-3R 2-pole, 240 V ATS with 3-source assembly to be installed on the existing equipment shelter; and
- WHEREAS, a property survey submitted with a previous referral showed the leased area is served by an existing 20' wide access easement and driveway onto Spencer Street; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

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

Given the site's location in a Neighborhood Commercial zoning district and proximity to non-industrial uses, the municipality is encouraged to consider noise impacts from proposed generator facility on neighboring land uses.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-313

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 1330 Jamesville Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to relocate a fuel transfer facility currently located at 201 Ainsley Drive to 1330 Jamesville Avenue in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board previously reviewed multiple cases concerning the Syracuse University Ainsley Campus Planned Institutional District located near the intersection of Ainsley Drive and Jamesville Avenue (Z-19-34, 35, 36, 38); most recently the Board offered No Position with Comment on a subdivision referral (S-23-17) adjusting lot lines at the site, advising the applicant to provide correct information on submitted applications; and
- WHEREAS, the site is in an industrial area between residential neighborhoods along Jamesville Avenue and Interstate 481; and
- WHEREAS, the site is the location of Syracuse University's Physical Plant, Commissary, salt barns, and the existing fuel transfer station and is comprised of multiple buildings and parking lots surrounding them; the subject area is an existing building and parking lot located several hundred feet from the nearest public road (GIS mapping); and
- WHEREAS, the applicant is proposing to move the existing fuel station from the northwest corner of their physical plant building to an existing parking lot of a storage building; per the Proposed Site Plan dated 10/13/23, the fuel dispensing island with canopy will be constructed in the middle of parking lot in addition to constructing a fuel delivery area, a dual compartment above ground storage tank with fencing, and associated concrete slabs, curbing, and bollards along the western side of the storage building and creating a new entrance/exit onto an internal driveway leading to Ainsley Drive, a local road; measurements for the site work were not provided and plans depicting the rehabilitation of the area of the former fuel station were not included in this referral; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/23/23, less than one acre of the site will be disturbed by the proposed project; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property

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

WHEREAS, the site may contain the Indiana bat and/or Northern long-eared bat, or their associated habitat, which has been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans 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); 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 David Skeval and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-314

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town 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 No. 8 of 2023 to amend Chapter 148 of the Town of Skaneateles Code as it relates to shoreline development in the Skaneateles Lake watershed; and
- WHEREAS, the Board previously held No Position on a text amendment referral (Z-23-231) regarding refinements of the zoning code regulating the shoreline and offshore areas of Skaneateles Lake; the current referral reflects revisions made after the Board reviewed Z-23-231; and
- WHEREAS, the revised draft of regulations include numerous text changes to clarify language and definitions: “shoreline”, “offshore”, “Lake Line”, and “lake frontage” replace the word “shoreline”; “site plan” approvals or reviews have been updated to “Planning Board” approval or review; and
- WHEREAS, offshore structures such as permanent docks greater than 400 sf will require Planning Board approval where the previously proposed limit was 200 sf;
- WHEREAS, all graphics used to explain calculation methods or measure setbacks, perimeters, limits have been moved to a separate section: “Shoreline Guidelines”; and
- WHEREAS, a limited exemption has been added to allow for lots that have an existing easement in place prior to 1/1/2024, permitting seasonal structures to be placed outside of the water perimeter; and
- WHEREAS, a section pertaining to storage buildings was added and storage buildings are to be only used for storage and cannot be greater than 80 sf or 8’ in height; and
- WHEREAS, a section on "Necessary Maintenance and Repairs" authorizes the Town Codes Enforcement Officer to “grant building permits for certain projects for repair and/or replacement of existing permanent docks/seawalls” as long as there is no (or minimal) change in the footprint; the new regulations allow a 10% cumulative maximum increase of the pre-existing footprint where a 20% change had been previously allowed; and

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Cicero Zoning Code, Chapter 210, establishing a new Article XV, Design Standards; and
- WHEREAS, per the proposed Article XV, the purpose of this law is to “improve the overall character and image of the Town...through the application of design standards to future development and investment”; these standards are to apply to “all nonresidential, mixed-use, and multi-family buildings and structures” within the designated areas; per the Design Standards Overlay Map dated 11/16/23, these standards will apply to specific areas including the NYS Route 11 and Interstate 81 corridor, the areas along East Taft Road, NYS Route 31, and Northern Boulevard, and around the intersection of NYS 31 and NYS 298; and
- WHEREAS, the proposed standards will be applied through the Site Plan Review process; and
- WHEREAS, in pursuit of flexibility, the Planning Board may waive or modify the design requirements as part of the site plan review process; and
- WHEREAS, “buildings shall follow the minimum front setback requirements with primary facades oriented to the street”; if multiple buildings are on the same lot, primary facades may be oriented to “foster a campus style environment”; and
- WHEREAS, “buildings should provide visual interest that engages pedestrians and others to promote activity and business vitality”; primary buildings should appear a minimum of 1.5 stories in height and will be required to exhibit a clearly defined base, mid-section, and crown; large, uninterrupted building facades are to be avoided and architectural features “such as columns, pilasters, piers” will be utilized to create “pedestrian scaled proportions”; buildings situated on corners will continue “façade elements” on all street elevations; and
- WHEREAS, buildings “designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited”; and
- WHEREAS, architectural detailing and design elements should be present across all façades with buildings on corners having two primary facades; consistency of design shall be sought across floors, but first-floor levels will have the highest amount of “façade openings, articulation, and transparency; transparency requirements are detailed in a table with specific requirements for first floors, upper floors, and total façade area; and



WHEREAS, storefronts and entrances will be designed to face and allow primary access from the street; and

WHEREAS, the standards promote durable and “quality” materials such as brick, stone, and masonry while discouraging certain materials including stucco, corrugated aluminum, and concrete blocks with no building or structures to be constructed 100% of metal materials; the standards also incorporate a variety of standards concerning the color of building materials, quantity of materials and colors, and the transition between materials; and

WHEREAS, design standards concerning multi-family structures to promote primary entrances facing the street, sidewalks that connect to the public sidewalk system, and the rear placement of garages; larger developments will be required to provide open space with “both passive and active recreation opportunities”; landscaping, screening, and mature trees should be used to screen and buffer uses and abutting properties; and

WHEREAS, the section General Site Design Standards promotes open spaces, pedestrian and bicyclist accommodations, and construction of “interconnected on-site pathways to adjacent parks and trails”; and

WHEREAS, the section "Landscaping Standards" promotes lawn and landscaping areas, particularly along the perimeter of project and within required setbacks, along with grouping of plants as opposed to plantings uniformly spaced; trees and shrubbery are required for the perimeters of lots and buildings with requirements detailed for each; parking lots containing 20 or more spaces must be landscaped with buffers between the lots and the right-of-way along with landscaped islands or medians; and

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

The Board commends the Town for incorporating design standards that will not only increase the appeal of the Town for residents, visitors, and new business, but will promote a natural, walkable, and pedestrian and bicycle-friendly environment.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 441 Lambreth Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundaries between the City of Syracuse and the Town of Onondaga and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to replace two unused tennis courts with a 4,600 sf pole barn to provide equipment storage and batting cage practice facilities on an 86-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board previously provided No Position with Comment on multiple zone change referrals (Z-19, 34, 35, 36, 37, 38) to add new subdistricts to Syracuse University's existing Main Campus Planned Institutional District (PID) and create 3 new PIDs, recommending the applicant and City consider the rapid growth of the University and its sewer and transportation needs and plans; and
- WHEREAS, the site is part of the Skytop area of Syracuse University, located south of Colvin Street, a local road, and north of the Interstate 481 corridor; the site contains a network of local roads serving campus apartment buildings along Colvin Street, an athletic complex consisting of numerous tennis courts, the Tennity Ice Pavilion, a softball field, and an outdoor track along with university offices at the rear of the site; and
- WHEREAS, the subject area consists of two tennis courts located between the Syracuse University softball complex and Skytop Road, a private road; and
- WHEREAS, per the Site Plan dated 10/20/23, the proposal is to replace two existing tennis courts with a 59'x81.5' pole barn to house indoor batting cages and equipment storage for the University's softball team; a walking path will connect the building to sidewalks that connect the softball complex and Tennity Ice Pavilion to parking lots and Skytop Road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/29/23, less than 1 acre of the site will be disturbed by the proposed project; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/29/23, the proposed building will connect to public drinking water and wastewater utilities and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); Impacts to bat species are often associated with tree clearing and from the plans 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); 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;

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Ryan Benz for the property located at 1153 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to construct a new parking lot for an apartment building on an adjacent lot in a Mixed-Use Transition (MX3) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-18-326) to establish an event and banquet hall in the existing building with comments suggesting the City clarify the future allowed uses under ReZone and encouraging the applicant to add landscaping to improve the aesthetics of the site and improve stormwater quality; and
- WHEREAS, the site is located near the intersection of West Fayette Street and South Geddes Street, both local roads in the Near Westside neighborhood of the City of Syracuse; the site has frontage on West Fayette Street and is located in a mixed use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site contain short line rail lines; and
- WHEREAS, aerial imagery shows the site contains an existing six-story masonry building, the Cosmopolitan Building, at the western side of the parcel and a large tarvia parking area covering the remainder of the site east of the building; there is a second smaller parking area at the rear of the building that consists of broken tarvia and crushed stone and provides an area for deliveries; there are two existing full access driveways onto West Fayette Street that provide access to the large parking lot and a third existing full access driveway onto West Fayette Street that provides access to the smaller rear parking lot; and
- WHEREAS, the current referral is part of a larger project to redevelop building located at 1117 West Fayette Street, a local road, into 38 affordable residential units; per the referral materials, the subject area was split from the larger lot in a subdivision that was filed with the Onondaga County Clerk on 11/13/23 (that action was not referred to this Board); the newly created lot is a trapezoidal parcel with 71.93' of road frontage on West Fayette Street and extending approximately 150' from the road; and
- WHEREAS, per the Demolition Plan dated 11/2023, the proposal is to remove some of the existing asphalt which currently covers the whole of the subdivided lot, replace some of the pavement, construct a 24'-wide driveway onto West Fayette Street, and install lawn or landscaping along the new lot's southern, western, and northern boundaries; the lot will be restriped to have 28 parking

spaces; the Site Plan dated 11/2023 shows the lot will provide access to an alley between the buildings located at 1117 West Fayette Street; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/23/23, 0.254 acres of the site will be disturbed by the proposed project; the adjacent lot to the west occurs over a section of channelized Harbor Brook, an Onondaga County-owned drainage channel that drains directly into Onondaga Lake; and

WHEREAS, the proposed parking lot has no existing or proposed access to public drinking water or sewer; and

WHEREAS, per the EAF Mapper, the site contains waterbodies listed as water-quality impaired (Lower Harbor Brook and tributaries); aerial imagery shows Harbor Brook is channelized at the site and crosses the existing parking lot below ground; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734022); 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. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The applicant must coordinate and obtain approval from the Onondaga County Department of Water Environment Protection regarding the proposed stormwater connection to the channelized portion of Harbor Brook prior to, or as a condition of, municipal approval..

The Board offers the following comment:

Given the site's proximity to a channelized section of Harbor Brook, a stream and Onondaga County-owned drainage channel running under the parking lot, draining directly to Onondaga Lake, the Board encourages the applicant and municipality to ensure adequate protections are in place for this important stream and watershed. The applicant and municipality are advised to ensure stormwater quantity and quality are managed appropriately for any drainage from the site.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of C&S Technical Resources for the property located at 314 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is proposing construction of a 3,200 sf bank, with associated parking and a stand-alone drive-thru ATM on a vacant 1.473-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan and special permit referrals (Z-23-301 and Z-23-302), requiring the applicant to coordinate with NYS Department of Transportation and submit a lighting plan to the municipality including any site lighting requirements for ATMs and drive-thru ATMs, encouraging the municipality to thoroughly review any potential glare or light spillover; the Board commented regarding the proposed site plan's potential incompatibility with the Village's expressed goals of a walkable, pedestrian oriented Village center; this special permit referral and the concurrent site plan referral (Z-23-318) are revised versions of the previously reviewed site plan and special permit referrals; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include a drug store, financial planner, gas station, and bank with drive-thru and residential at the rear; the site is an irregularly shaped vacant parcel with frontage on both NYS Route 92 and Eureka Drive, a local road; and,
- WHEREAS, per the Site Plan dated 11/2023, the applicant is proposing the construction of a 3,200 sf bank building along the NYS Route 92 frontage with a 29-space parking lot behind; a separate ATM canopy structure with three drive-thru lanes and fourth open lane discharging cars to an egress-only exit onto Eureka Drive covers a large rear portion of the site; the site has ingress solely from the adjacent drug store parking lot;  
ADVISORY NOTE: Any work within the State right-of-way will require a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the Site Plan reflects multiple changes from the previous submittals: a reduction from 45 proposed parking spaces to 29, 12 parking spaces at the rear of the site with access from the main lot and the adjacent parcel are now shown to be "Future Parking if necessary" and "Future Access as necessary", the driveway from the adjacent parking lot has been moved closer to NYS Route 92, and the ATM canopy has been moved an additional 40' back from

Eureka Drive, a local road; a sidewalk along the site's Eureka Drive frontage is proposed; and

WHEREAS, the Landscape Plan dated 11/2023 depicts shrubs and trees to be planted around the parking lot and sidewalk, primarily along the shared boundary with the adjacent parcels to the north; and

WHEREAS, per the Village of Manlius Zoning Map, all of the nearby parcels that do not have frontage on NYS Route 92 have Residential R1 or R2 zoning designations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/24/23, 1.3 acres of the site will be disturbed by the proposed project; the referral materials dated 11/2023 detail stormwater infrastructure and a chamber underneath the parking lot draining to an existing catch basin;

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

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

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

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located adjacent to the site; and

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

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

1. The applicant is required to coordinate NYS Route 92 access plans with the

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)

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

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

The Board also offers the following comments:

1. Within the Village's special permit and site plan review responsibilities is ensuring compatibility of proposed plans with surrounding land uses and overall community character. While multiple improvements were made to the site plan including a reduction in parking spaces and a sidewalk to be placed along Eureka Drive, the intensity and prevalence of land dedicated to the proposed multi-lane drive thru and parking areas seem incompatible with community objectives and prioritizes auto-related use of the parcel in the village center.

2. The Village and applicant are encouraged to work together to consider a reduction in intensity and visual impact of these elements on site, and consideration of shared parking among landowners. The Village is advised to consider the potential pressure on the intersection of Elmbrook Drive and NYS Route 92 from a three-lane drive thru operation. Additionally, the applicant and Village are encouraged to reconsider any connection to Eureka Drive due to its potential impact on adjacent residential uses.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of C&S Technical Resources for the property located at 314 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is proposing construction of a 3,200 sf bank, with associated parking and a stand-alone drive-thru ATM on a vacant 1.473-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan and special permit referrals (Z-23-301 and Z-23-302), requiring the applicant to coordinate with NYS Department of Transportation and submit a lighting plan to the municipality including any site lighting requirements for ATMs and drive-thru ATMs, encouraging the municipality to thoroughly review any potential glare or light spillover; the Board commented regarding the proposed site plan's potential incompatibility with the Village's expressed goals of a walkable, pedestrian oriented Village center; this special permit referral and the concurrent site plan referral (Z-23-318) are revised versions of the previously reviewed site plan and special permit referrals; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include a drug store, financial planner, gas station, and bank with drive-thru and residential at the rear; the site is an irregularly shaped vacant parcel with frontage on both NYS Route 92 and Eureka Drive, a local road; and,
- WHEREAS, per the Site Plan dated 11/2023, the applicant is proposing the construction of a 3,200 sf bank building along the NYS Route 92 frontage with a 29-space parking lot behind; a separate ATM canopy structure with three drive-thru lanes and fourth open lane discharging cars to an egress-only exit onto Eureka Drive covers a large rear portion of the site; the site has ingress solely from the adjacent drug store parking lot;  
ADVISORY NOTE: Any work within the State right-of-way will require a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the Site Plan reflects multiple changes from the previous submittals: a reduction from 45 proposed parking spaces to 29, 12 parking spaces at the rear of the site with access from the main lot and the adjacent parcel are now shown to be "Future Parking if necessary" and "Future Access as necessary", the driveway from the adjacent parking lot has been moved closer to NYS Route 92, and the ATM canopy has been moved an additional 40' back from

Eureka Drive, a local road; a sidewalk along the site's Eureka Drive frontage is proposed; and

WHEREAS, the Landscape Plan dated 11/2023 depicts shrubs and trees to be planted around the parking lot and sidewalk, primarily along the shared boundary with the adjacent parcels to the north; and

WHEREAS, per the Village of Manlius Zoning Map, all of the nearby parcels that do not have frontage on NYS Route 92 have Residential R1 or R2 zoning designations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/24/23, 1.3 acres of the site will be disturbed by the proposed project; the referral materials dated 11/2023 detail stormwater infrastructure and a chamber underneath the parking lot draining to an existing catch basin;

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

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

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

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located adjacent to the site; and

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

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

1. The applicant is required to coordinate NYS Route 92 access plans with the

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)

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

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

The Board also offers the following comments:

1. Within the Village's special permit and site plan review responsibilities is ensuring compatibility of proposed plans with surrounding land uses and overall community character. While multiple improvements were made to the site plan including a reduction in parking spaces and a sidewalk to be placed along Eureka Drive, the intensity and prevalence of land dedicated to the proposed multi-lane drive thru and parking areas seem incompatible with community objectives and prioritizes auto-related use of the parcel in the village center.

2. The Village and applicant are encouraged to work together to consider a reduction in intensity and visual impact of these elements on site, and consideration of shared parking among landowners. The Village is advised to consider the potential pressure on the intersection of Elmbrook Drive and NYS Route 92 from a three-lane drive thru operation. Additionally, the applicant and Village are encouraged to reconsider any connection to Eureka Drive due to its potential impact on adjacent residential uses.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Sonbyrne Sales, Inc. for the property located multiple addresses on Wheatley Road and Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Northern Boulevard (Route 82) and Taft Road (Route 19), both county highways; and
- WHEREAS, the applicant is proposing a zone change on 10 parcels from General Commercial (GC) Residential (R-15), Industrial (IND) and Agricultural (AG) to General Commercial Plus (GC+) to allow for commercial development on 33 acres; and
- WHEREAS, the site comprises the northeast corner of the intersection of Northern Boulevard and East Taft Road, both county roads; the area is characterized by commercial businesses lining the main routes interspersed with residential; nearby businesses include a Circle K gas station and market, Dunkin' Donuts, and a landscaping supply business; and
- WHEREAS, the site is 10 parcels encompassing the northeast corner of Northern Boulevard and East Taft Road; 9 of the 10 parcels are in a contiguous block with the 10th parcel, a vacant lot located at the busy intersection, has frontage on two sides by Wheatley Road, a local road; the 9 contiguous parcels range in size and density with residential and commercial uses; per the referral materials, the site contains multiple zoning designations including Agricultural, General Commercial, Residential (R-15), and Industrial; and
- WHEREAS, the applicant is proposing to change the zoning of these parcels to General Commercial Plus to allow commercial development on a portion of approximately 12 acres of unencumbered land on site; the applicant proposes to “develop the property in the future with a Retail Bryne Dairy and Fueling Facility and the remaining land would leave the possibility of complementary uses to Byrne Dairy’s operation”; and
- WHEREAS, per the Town zoning code, the General Commercial Plus zoning designation is “designed and intended to provide for a co-existence between commercial uses and light industrial uses”, allowing uses permitted in Commercial, Neighborhood Commercial, and General Commercial zoning districts like gas/service stations, restaurants, automobile sales and service along with those specifically allowed in General Commercial Plus including parking garages, parking lots, warehousing and distribution facilities, automotive repair, manufacturing/assembly; and
- WHEREAS, the referral materials do not include a site plan or other details regarding the future development; and

WHEREAS, GIS mapping shows significant areas of state and federal wetlands exist along Interstate 481 to the north, extending south and encroaching the northern half of the site, including NYSDEC regulated wetland CIC-17; per the Environmental Assessment Form (EAF) dated 9/29/23, wetlands comprise approximately 18 acres of the 33-acre 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 the northwest corner of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

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

WHEREAS, per the referral notice, the existing development is served by public drinking water;

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

WHEREAS, per the referral notice, the existing structures are served by individual septic systems; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area;

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

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

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

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

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

While the Board offers no position regarding the proposed zone change, the Board offers the following comments regarding future development:

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 applicant is advised to coordinate Northern Boulevard and Taft Road access plans with the Onondaga County Department of Transportation. The Department requests traffic data and a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for approval and any appropriate mitigation as may be determined by the Department be completed prior to municipal approval of the project.
3. When zone changes are requested by private applicant, they should include a plan showing proposed layout and scale of development accompanied by a SEQR Environmental Assessment Form that evaluates the project as a whole to ensure and protect the integrity of the municipality's decision.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 13, 2023

OCPB Case # Z-23-321

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

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

WHEREAS, the applicant is proposing Local Law No. H of 2023 to amend Chapter 30 "Zoning Regulations" of the Town of Camillus to modify the front yard setback regulations for commercial zoning districts; and

WHEREAS, Section 602( C )(6) of Article VI, Chapter 30 will be amended to have a 50' front yard setback in C-1, C-2, C-3, C-4, and C-5 (Commercial) zoning districts; and

WHEREAS, per the current Town zoning code, the front yard setback in Commercial districts ranges from 40', 50', and 65' depending on the depth of the lot; and

WHEREAS, the required setback for a commercial lot where the "commercial district boundary divides a block with a residential district" will be the same as the adjoining residential district; this requirement is the same in the current zoning code; and

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

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