



Onondaga County Planning Board

December 16, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Allison Bodine - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 16, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from November 25, 2020 were submitted for approval. Mike LaFlair made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-65	TMarPB	<i>No Position</i>	S-20-66	TLysPB	<i>No Position</i>
Z-20-322	CSyrPB	<i>No Position</i>	Z-20-323	CSyrPB	<i>No Position</i>
Z-20-324	TSkaPB	<i>Modification</i>	Z-20-325	TSkaZBA	<i>Modification</i>
Z-20-326	CSyrZA	<i>No Position</i>	Z-20-327	CSyrPB	<i>No Position</i>
Z-20-328	CSyrZA	<i>No Position</i>	Z-20-329	VFayPB	<i>No Position With Comment</i>
Z-20-330	CSyrPB	<i>No Position</i>	Z-20-331	TCicPB	<i>No Position</i>
Z-20-332	TCicPB	<i>Modification</i>	Z-20-333	TDewPB	<i>No Position</i>
Z-20-334	TDewPB	<i>No Position</i>	Z-20-335	TDewPB	<i>No Position</i>



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # S-20-65

- 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 Marcellus Planning Board at the request of Ryan Agricola for the property located at 2635 & 2637 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, conveying 1.3 acres from Lot 3A (35.809 acres) to Lot 1A (2.805 acres) in a Residential (R1) zoning district; and
- WHEREAS, the site is located just outside the Village with surrounding residential land uses; the site abuts land to the west that is enrolled in NYS Agricultural District 2 and appears to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated November 16, 2020 shows the site has frontage on West Seneca Turnpike; Lot 1A (2.805 acres, including conveyed lands) contains an existing foundation and shed; aerial imagery dated May 2020 shows an existing house at the front of Lot 1A, though it is not depicted in the subdivision plan; the conveyed lands (1.3 acres) occur at the rear of Lot 1A; Lot 3A (35.809 acres after conveyance) is an undeveloped flag lot; and
- WHEREAS, per the plan, each lot has an existing gravel driveway onto West Seneca Turnpike; the driveway on Lot 3A occurs in a 60' x 100' ingress-egress easement and also serves an adjacent residential lot, Lot 2 (5.00 acres); all three parcels are under common ownership; and
- WHEREAS, no development plans are indicated; no changes to access are proposed; and
- WHEREAS, per the plan, Lot 1 is served by public drinking water and an individual septic system and Lots 2 and 3 are not residential building lots under Onondaga County Health Department subdivision regulations and are therefore not approved by that Department for residential use; the plan notes that individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit; per the Referral Notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # S-20-66

- 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 Lysander Planning Board at the request of Eldan Homes for the property located at 8305 Sabin Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Belgium Road (Route 31), a state highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 1.5 acres into 4 new lots, Lots 12, 13A, 13B, and 13C, and additional lands to be conveyed to the Radisson Community Association, in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2006, the Board recommended modification of a preliminary subdivision referral (S-06-45) for Phase 1 of the Eldan Homes proposed 180-lot subdivision; recommended modifications included providing the NYS Department of Transportation with an engineering study for full build-out showing the development would not create additional stormwater runoff into the state's drainage system, delineating wetland boundaries on the plan and obtaining any necessary permits for wetland impacts, and obtaining approval of the proposed subdivision name and any proposed street names; and
- WHEREAS, the two vacant, forested parcels are located in the Radisson Community, which is generally bound by the Seneca River to the east, the Three Rivers Wildlife Management Area to the north and west, and NYS Route 31 to the south; land uses in the immediate area are a mix of single-family and multi-family residential; the larger Radisson PUD includes a number of industrial and commercial properties, condominiums, open space, and a walking trail network; and
- WHEREAS, per the Amended Final Plan dated November 20, 2020, the site has frontage on Sabin Road, a local dead end road serving other single-family residential lots; the proposed subdivision is noted to be part of Phase 5 of the Eldan Homes at Radisson subdivision and is intended for additional residential use; and
- WHEREAS, per the plan, each of the proposed lots will have frontage on Sabin Road; the plan shows the lands to be conveyed to the Radisson Community Association occur at the northern end of the site and include federal wetlands; additional wetland areas are shown at the rear of Lot 13C; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the plan shows an existing Town sewer line will be extended from the west to serve the new lots; the sewer line occurs at the boundary between two of the lots and will have a 20' sanitary sewer easement; additional private sanitary sewer easements are shown at the rear of Lots 13A and 13B;
- ADVISORY NOTES: the Onondaga County Department of Water Environment

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

E-mail Address: countyplanning@ongov.net

Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the proposed lots contain wooded areas that would require removal for any future development;

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-322

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Shuping Murphy for the property located at 1449 Erie Boulevard East; 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a personal service use (hair salon) within an existing grocery store (Asia Food Market) on a 2.1-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board previously took no position on a special permit referral (Z-16-275) for Bank of America to install a drive-up ATM kiosk within the parking lot of the existing grocery store, and the Board offered no position with comment on a subdivision and two special permit referrals (S-13-7, Z-14-74 and 432) relating to the grocery store, encouraging cross-connections with adjacent parcels; and
- WHEREAS, the City application states that the project will involve alterations to part of the existing second floor (approximately 750 square feet) to use as a beauty salon space; the application states that the applicant will use the existing exit stairs, HVAC system, and rest rooms and the space is fully sprinklered; and
- WHEREAS, the Site Plan dated November 4, 2020 shows existing one-story and two-story buildings that are connected and an existing parking lot; and
- WHEREAS, the Site Plan shows an existing driveway on Erie Boulevard East, a city street; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, and Ley Creek Pump Station service area which is a flow constrained facility; no changes to the existing infrastructure are proposed; and
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, B00146, and 734047) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Fahed Saada for the property located at 212-214 Walton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South West Street Arterial, a state highway; and
- WHEREAS, the applicant is requesting a special permit for new restaurant signage (Pita Dream) in an existing building in a Central Business District General Services A (CBD GSA) zoning district; and
- WHEREAS, the site is located in the Armory Square mixed use district in Downtown Syracuse; and
- WHEREAS, the City application states that the writing on the existing outdoor awning was changed from "Goodies" to "Pita Dream," stickers were placed on the window (the largest is 3 feet by 2 feet), and the large 4-foot by 4-foot "Grand Opening" sign was removed; and
- WHEREAS, the undated survey shows an existing one-story masonry building and a tarvia parking area; the building has frontage on Walton Street, a city street, and the parking area has access on West Fayette Street, a city street; and
- WHEREAS, a letter from the applicant dated September 17, 2020 states that the interior floor plan has not changed from the previous tenants, and the only interior change was to reduce tables and seating to comply with the State's six foot distance requirement between tables; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the EAF Mapper notes the presence of a surface water feature, and the site is located approximately 175 feet from Onondaga Creek; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site is located near the Double Arched Limestone Bridge and Armory Square Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is also in a special planning district, NYS Heritage Areas: Syracuse (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Edward & Christine Szemis for the property located at 1682 Amerman 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to remove an existing seasonal cottage and shed and construct a new seasonal cottage with deck, pergola, septic system and bio-swale on a 0.26-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-325) as part of the proposed project; and
- WHEREAS, the site is located on the western side of Skaneateles and has frontage on Amerman Road, a local road serving lakefront residential lots; the site is located across from a parcel enrolled in NYS Agricultural District 2 that appears to contain active farmland; and
- WHEREAS, the submitted survey map dated October 1, 2020 shows the site contains an existing one-story, 2-bedroom seasonal cottage (643 sf), deck (308 sf) and a shed (83 sf), all to be removed; shoreline structures, which will remain, include a walkway and set of stairs, wood dock, and a shed; and
- WHEREAS, the submitted Site Plan dated November 20, 2020 shows the proposed two-story, 2-bedroom seasonal cottage (720 sf footprint) and deck (541 sf) will be constructed on the southeast side of the parcel; 1,637 sf of gravel for existing driveway and parking areas is shown be removed; a 434 sf area of gravel will remain for parking and access to Amerman Road; and
- WHEREAS, per the local application, the lot is pre-existing non-conforming and does not meet the zoning district's minimum lot size (11,542 sf where 20,000 sf is required) or minimum lot frontage (78.6' where 100' is required) requirements; the submitted Narrative dated November 20, 2020 indicates the proposed project will eliminate two existing non-conformities relating to minimum side yard setback and maximum building footprint; and
- WHEREAS, variance is sought to reduce the minimum lake yard setback from 100' to 50.6' for the proposed cottage, which reduces the existing non-conforming lake yard setback of 38'; the Narrative notes that given the depth of the lot from the road to the mean high water line (113' and 118'), it is impossible to provide both the required 100' minimum lake yard setback and the required 25' front yard setback; and
- WHEREAS, the site is served by an individual well and a holding tank; a new septic system is proposed with a future septic leach area shown to generally occur where the

existing house will be removed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 24.2% and will be reduced to 10% with the proposed project, where 10% is the maximum permitted; and

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

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Edward & Christine Szemis for the property located at 1682 Amerman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances as part of a proposed project to remove an existing seasonal cottage and redevelop a 0.26-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts with a new seasonal cottage; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-324) as part of the proposed project; and
- WHEREAS, the site is located on the western side of Skaneateles and has frontage on Amerman Road, a local road serving lakefront residential lots; the site is located across from a parcel enrolled in NYS Agricultural District 2 that appears to contain active farmland; and
- WHEREAS, the submitted survey map dated October 1, 2020 shows the site contains an existing one-story, 2-bedroom seasonal cottage (643 sf), deck (308 sf) and a shed (83 sf), all to be removed; shoreline structures, which will remain, include a walkway and set of stairs, wood dock, and a shed; and
- WHEREAS, the submitted Site Plan dated November 20, 2020 shows the proposed two-story, 2-bedroom seasonal cottage (720 sf footprint) and deck (541 sf) will be constructed on the southeast side of the parcel; 1,637 sf of gravel for existing driveway and parking areas is shown be removed; a 434 sf area of gravel will remain for parking and access to Amerman Road; and
- WHEREAS, per the local application, the lot is pre-existing non-conforming and does not meet the zoning district's minimum lot size (11,542 sf where 20,000 sf is required) or minimum lot frontage (78.6' where 100' is required) requirements; the submitted Narrative dated November 20, 2020 indicates the proposed project will eliminate two existing non-conformities relating to minimum side yard setback and maximum building footprint; and
- WHEREAS, variance is sought to reduce the minimum lake yard setback from 100' to 50.6' for the proposed cottage, which reduces the existing non-conforming lake yard setback of 38'; the Narrative notes that given the depth of the lot from the road to the mean high water line (113' and 118'), it is impossible to provide both the required 100' minimum lake yard setback and the required 25' front yard setback; and
- WHEREAS, the site is served by an individual well and a holding tank; a new septic system is proposed with a future septic leach area shown to generally occur where the

existing house will be removed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 24.2% and will be reduced to 10% with the proposed project, where 10% is the maximum permitted; and

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corp. for the property located at 226 & 230 Woodland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 41A (8,376 sf), in a Residential Class AA zoning district; and
- WHEREAS, the City application states that the property will be sold to Home HeadQuarters to construct a new single-family house for sale to an owner occupant; the Environmental Assessment Form states that the property will return to the tax rolls, increase surrounding property values, and improve the entire neighborhood as part of the Mayor's Resurgent Neighborhoods Initiative; and
- WHEREAS, the Survey dated October 25, 2020 shows proposed Lot 41A, which would have frontage on Woodland Avenue and Garfield Avenue, both city streets; and
- WHEREAS, aerial photography shows sidewalk along both street frontages, though the sidewalk along Garfield Avenue along the proposed lot's frontage appears to be in disrepair; and
- WHEREAS, the Referral Notice states that the site currently has no sewer or water service; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site may contain the Glomerate Sedge, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and
- WHEREAS, the site is located near Oakwood Cemetery, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of T-Mobile Northeast, LLC for the property located at 960 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to modify an existing rooftop wireless antenna facility on a 43.10-acre parcel in a Residential, Class A-1 zoning district; and
- WHEREAS, the Board previously offered no position with comment on a use variance referral (Z-19-182) to construct 16 multi-family buildings on a 9.3-acre portion of the site, and the Board took no position on a site plan referral (Z-12-222) to replace various rooftop antennas and equipment on an existing building of Elmcrest Children's Center; and
- WHEREAS, the site contains Elmcrest Children's Center, a residential treatment center for children that includes an early education center; the Elmcrest campus occurs on the northern half of the parcel and contains existing buildings, parking, and sidewalks situated along a private u-shaped, one-way road, Elmcrest Child Center Road, with two access points onto Salt Springs Road, a city street; there is an additional entrance-only driveway on Salt Springs Road serving the early education center; the southern half of the site is forested and undeveloped; this area has steep topography with a 100' elevation drop in places and generally slopes southward toward East Genesee Street, a city street; and
- WHEREAS, the Environmental Assessment Form states that the applicant is proposing to add two antennas per sector, swapping one antenna per sector, add one battery cabinet and one equipment cabinet on the existing concrete pad, and add additional hybrid fiber optic cabling; all work will be within the T-Mobile lease area, which is less than 0.01 acre; and
- WHEREAS, the Elevation plan shows three proposed antennas to replace existing antennas, six proposed new antennas, and other proposed equipment on the roof of an existing building, an existing equipment shelter and proposed 12-foot access gate on the ground adjacent to the building, and existing coax cable and four proposed hybrid fiber cables running up the side of the building along the existing vertical unistrut; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the EAF Mapper notes the presence of a surface water feature; Meadow Brook runs adjacent to East Genesee Street to the south of 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); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Edward Riley (Brine Wells Development) for the property located at 100-108 East Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Public Library (The Galleries of Syracuse), a county-owned facility and parcel; and
- WHEREAS, the applicant is proposing façade alterations on an existing hotel as part of the Marriott Syracuse restoration project on a 1.014-acre parcel in a Central Business District - Retail (CBD-R) zoning district; and
- WHEREAS, the Board previously recommended approval of a project site review (Z-15-152) to make exterior alterations as part of the project to renovate the historic hotel; and
- WHEREAS, the City application states that the project involves partial interior renovation of the ground floor of the Marriott Syracuse Downtown hotel, specifically, the replication of the 1936 Rainbow Lounge as a full-service restaurant and bar, including replacing the existing storefront glazing with a patterned glass more reminiscent of the glass block used in the 1936 Art Deco storefront in conjunction with an applied aluminum screen at the interior to represent a contemporary reinterpretation of the glass block; an existing glazed entrance door will be replaced with a stainless steel Kalamein door with patterned glass to mimic the 1947 Art Deco entrance door; and
- WHEREAS, the Exterior Elevation plan dated November 17, 2020 shows the proposed exterior alterations along the East Onondaga Street building frontage; and
- WHEREAS, the site has frontage on East Onondaga Street, Harrison Street, and South Warren Street, all city streets; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, 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 Syracuse Marriott Downtown 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, as are the following sites located nearby: Plymouth Congregational Church, South Salina Street Downtown HD (Boundary Expansion), Montgomery Street-Columbus Circle Historic District, and South Salina Street Historic District; the site is also in a special planning district,

NYS Heritage Areas: Syracuse (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Angela Mazza for the property located at 102-106 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Salt Springs Road (Route 132), a county highway, and South Manlius Street (Route 257) and East Genesee Street (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to establish a beauty salon in an existing retail space on a 0.21-acre parcel in a Traditional Business (T-B) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-14-20) for Eva's Boutique, providing comments on demonstrating that the proposed sanitary flow was previously accounted for in the original site plan for the building, advising that parking and signage are not permitted in the state or county rights-of-way, and ensuring that shared parking agreements are in place for any shared parking on neighboring parcels; and
- WHEREAS, the Referral Notice states that the applicant is proposing a permanent makeup/esthetics salon in the space formerly used for retail by Eva's Boutique; the Environmental Assessment Form states that the proposal involves interior renovations, including making three rooms, changing the carpet, and removing one wall put up by the previous tenant, and exterior renovations including changing signage and possibly changing window trim color; and
- WHEREAS, ADVISORY NOTE: the New York State and Onondaga County Departments of Transportation advise that neither parking nor signage is allowed to encroach into the right-of-way; and
- WHEREAS, a rendering shows an "Existing Parking Plan for 104 Salt Springs Road", which shows four parking spots accessing South Manlius Street, a state highway, in front of the proposed salon space, and 16 spaces on an adjacent parcel accessing Salt Springs Road, a county road, and Spring Street, a village street; it is unclear whether shared parking and access agreements are in place for the proposed tenants use of parking on the neighboring parcel; and
- WHEREAS, aerial photography shows sidewalks along Salt Springs Road, South Manlius Street, and Spring Street; a painted crosswalk occurs at the Salt Springs Road driveway for pedestrians; and
- WHEREAS, the site is located within a traditional mixed-use village setting; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734110, 734052, C734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near many properties that are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The Village should ensure that shared parking agreements are in place for any shared parking on neighboring parcels.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-330

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Josh Davis for the property located at 1001 East 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 SUNY Upstate, a state-owned facility; and

WHEREAS, the applicant is requesting a special permit to establish a restaurant (Luna Café) in an existing building on a 0.17-acre parcel in a Business, Class A zoning district; and

WHEREAS, the site is located in the City's University Hill neighborhood, which is a densely developed, highly walkable area; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and

WHEREAS, the submitted Site Plan shows the site has frontage on East Fayette Street and South Crouse Avenue, both city streets, and the front half of the parcel contains an existing three-story building; the rear half is covered by an asphalt parking lot; there are existing concrete sidewalks along both road frontages; there is an existing curb cut on South Crouse Avenue serving the parking lot; and

WHEREAS, the submitted floor plans show the new cat café, Luna Café, will occupy one of the three commercial tenant spaces on the first floor; the other two spaces are currently unoccupied; per the local application, the cat and dining areas will be separate; no alcohol will be served; the dining area will have a mix of window, counter, and table seating; proposed hours of operation will be 11AM to 8PM Monday through Saturday with a maximum of 5-6 employees on site; and

WHEREAS, per the Site Plan, there are 11 parking spaces in the rear lot; additional parking is available on-street in the surrounding area; a parking waiver is requested as part of the project; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation

Environmental Site Remediation database (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-331

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Jon Burdick for the property located at 8560 Brewerton 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 Brewerton Road (Route 11) and Interstate Route 81, both state highways, and Pardee Road (Route 253), a county highway; and
- WHEREAS, the applicant is proposing a 3,077 sf building addition for an RV sales facility to expand its showroom located on a 6.95-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located on NYS Route 11, between Route 31 and the hamlet of Brewerton; surrounding land uses include other large-scale auto related businesses, roadside commercial and vacant land; the site abuts Interstate Route 81 at the rear of the parcel; and
- WHEREAS, the Site Plan dated December 2, 2020 shows the existing building, the proposed showroom expansion on the front (Route 11) side of the building, and a large paved parking area surrounding the building; and
- WHEREAS, the plan shows two existing driveways on Route 11, which must meet the requirements of the New York State Department of Transportation; the plan states that no changes within the New York State right-of-way are proposed; and
- WHEREAS, the plan states that no changes to exterior site lighting, signage, or drainage patterns are proposed; the Environmental Assessment Form states that no additional employees are proposed with the expansion and existing building signage will be relocated to the new building expansion; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-332

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Paul G. Joynt for the property located at Totman 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 Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing construction of twelve 30' x 100' self-storage buildings on a 4.23-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board offered no position with comment on a zone change referral (Z-20-210) from Agricultural to Industrial, with comments recommending a buildout analysis of the Northern Boulevard corridor, advising that the applicant would have to coordinate with the Onondaga County Department of Transportation regarding access and stormwater, and encouraging the town and applicant to consider significant additional landscaping or other screening at the rear and sides of the site to buffer adjacent residential land uses; and
- WHEREAS, the site is currently vacant land, with a large wooded area that has recently been cleared; surrounding land uses along Northern Boulevard include a small farm to the north, a concrete plant and proposed large scale solar farm across from the site, and vacant and wooded lands to the south; Cicero Swamp occurs nearby to the east of the site; at the rear of the parcel are numerous small and large residential parcels and vacant wooded parcels with access onto Totman Road; and
- WHEREAS, zoning of adjacent parcels is largely agricultural, with nearby Residential zoning on Totman and a mix of Agricultural and Industrial zoning along Northern Boulevard; given the character of the roadway to accommodate heavier traffic, and proximity to Interstate 481, planning discussions and the 2006 Cicero Comprehensive Plan have centered on the Northern Boulevard corridor as being host to future industrial uses; however, the corridor is not currently served by municipal drinking water or wastewater; and
- WHEREAS, the Site Plan dated September 29, 2020 shows the 12 proposed 3,000 square foot storage buildings surrounded by asphalt and covering a significant portion of the site, a proposed infiltration and detention basin on the south side of the parcel, and fencing (privacy and security) around the entire site with gated access on the entrance drive; and
- WHEREAS, the plan shows a driveway on Northern Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows proposed trees and landscaping along the Northern Boulevard frontage, some proposed trees along the north property line, two proposed trees to the west of the buildings, and the remainder of the unpaved portion of

the site would primarily be lawn/landscaping; a portion of the existing wooded area is shown to remain at the rear of the site; and

WHEREAS, the plan shows an existing utility easement and right-of-way along the southern and southwestern edge of the site with connection to a utility right-of-way on a separate parcel connecting to Totman Road; no development is proposed within the easement; and

WHEREAS, the Referral Notice states that the site does not currently have water or wastewater service, and new water service is proposed through OCWA; the applicant is proposing a private fire service water main and hydrant and the Environmental Assessment Form states that no domestic service is proposed; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the EAF, 3.9 acres of the site will be disturbed by the proposed project; the Referral Notice states that stormwater runoff will be collected and managed on site prior to discharge to the OCDOT roadside swale; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the referral included a Lighting Plan; the town should ensure that proposed lighting limits harsh glare and does not spill over onto neighboring parcels and the county right-of-way; and

WHEREAS, the Environmental Assessment Form states that there are no wetlands on site but there are mapped federal wetlands located on an adjacent parcel to the south; and

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

The applicant must contact the Onondaga County Department of Transportation to coordinate Northern Boulevard access plans. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan 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.

The Board also offers the following comments:

1. As communicated in prior referrals for projects along this corridor, the Board encourages a buildout analysis of the Northern Boulevard corridor and consideration of long-term land use planning goals for this area prior to continued zoning and development actions, to ensure a cohesive and cost-effective development and infrastructure strategy for this transitional area.

2. The Town and applicant are encouraged to consider significant additional landscaping or other screening at the rear and sides of the site to buffer adjacent residential land uses.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Noah Kantro for the property located at 6430 Collamer 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 Collamer road (Route 298), a state highway, and Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing to modify an existing gas pipeline on a 1.27-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located along Collamer Road (NYS Route 298), south of the intersection of Northern Boulevard; surrounding land uses are a mix of automotive repair and towing, commercial uses, and a neighborhood of single-family residential; and
- WHEREAS, the submitted survey map dated May 15, 2020 shows the subject parcel is a flag lot with approximately 35 feet of frontage and an existing gravel driveway onto Collamer Road; the site contains a gravel area with a regulator building, two preheaters, and an RTU building, all enclosed by chain link fencing; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 25, 2020 notes Pipeline 65 (PL-65) is an 8-inch nominal diameter gas transmission pipeline running from National Grid's Collamer Rd. regulator station on the subject parcel to the Carr St. Generating Facility in the Village of East Syracuse, which is the sole customer fed by this pipeline; and
- WHEREAS, per the EAF, the project will provide National Grid with the capability to perform routine in-line inspection and cleaning of PL-65 and consists of installing an 8-inch x 12-inch in-line inspection tool launcher; a section of the existing pipeline will be removed to allow the new equipment to be tied in to the existing pipe; and
- WHEREAS, the submitted site plan dated July 21, 2020 shows the launcher will be installed within the enclosed gravel area; improvements associated with tying into PL-65 will occur in an NMPC easement on an adjacent parcel to the west; and
- WHEREAS, the submitted project plans indicate additional site improvements are planned for the Carr St. site; however, that parcel is located in the Village of East Syracuse and is not subject to review by the Town of DeWitt; a referral for work at the Carr St. location has not been reviewed by the Onondaga County Planning Board; and
- WHEREAS, per the Onondaga County Department of Finances Office of Real Property Services, the site is served by an individual septic system and public drinking water; no changes to existing drinking water or wastewater services are

proposed; and

WHEREAS, GIS mapping shows the site is almost entirely located in a potential state wetland area; the EAF notes that permanent impacts above grade are de minimis; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-334

- 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 Brett Grandjean & Nicholas Beiter for the property located at 6690 Hammersmith Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road (Route 251), a county highway; and
- WHEREAS, the applicant is proposing a parking lot expansion with associated site improvements on a 1.19-acre parcel in a High Tech zoning district; and
- WHEREAS, the town application states that the parking lot would be increased from 30 spaces to 40 spaces; and
- WHEREAS, the Proposed Site Plan dated November 24, 2020 shows an existing frame building, an existing asphalt parking lot behind the building, the proposed new asphalt area that would be added to the existing parking lot, and a small proposed island with new landscaping in the parking area; and
- WHEREAS, the plan shows an existing driveway on Hammersmith Drive, a town road; the property also has frontage on Fly Road; and
- WHEREAS, the plan shows a 20 foot drainage easement running along the southern property line and a 12 foot sanitary and drainage easement running along the northern property line; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the Environmental Assessment Form states that the proposed action will create stormwater discharge, and the stormwater will be collected and mitigated per municipal guidelines;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action contains the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 16, 2020

OCPB Case # Z-20-335

- 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 Byron DeLuxe for the property located at 6834 Kirkville 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 Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county highway; and
- WHEREAS, the developer (Montante Construction) and applicant (Amazon) are proposing amended site plan review to consider exterior lighting and signage plans associated with the previously reviewed "Project Orange" Amazon Distribution Center on two parcels totaling approximately 42 acres in a Hi-Tech zoning district; and
- WHEREAS, per the local application, the initial site plan approval by the Town was conditioned upon the applicant returning to the Town Planning Board for review and approval of site lighting and signage; and
- WHEREAS, the Board recently recommended modification of site plan (Z-20-09) and subdivision (Z-20-14 and Z-20-245) referrals for construction of a 112,000 square foot building to house an Amazon distribution center; the subdivision action combined 6 parcels into two lots, with the current action occurring on the newly created Lot 2 (42.31 acres); as part of the site plan review, the OCPB advised the Town to ensure pertinent questions involving access, traffic and stormwater impacts, wastewater accommodations, and impacts to wetlands and critical drinking water infrastructure on-site were resolved before approving the project; per the July 9, 2020 Resolutions, the site plan application is approved with conditions, including approval of the final SWPPP by the Town Engineer, approvals and permits from OCWA for any work in the OCWA easement on-site, and requirements of the Onondaga County Health Department for new or existing wastewater infrastructure connecting to public sewerage; and
- WHEREAS, per the referral materials and prior reviews, the site, located on Kirkville Road, just east of the I-481 interchange is currently under construction; the project involves construction of the 112,000 warehouse and distribution facility, 980 parking spaces, stormwater management systems, a covered rack staging area for vehicle loading, and truck loading at the rear of the building; the facility will have 194 employees; access will occur via two driveways onto Kirkville Rd; the Onondaga County Legislature approved a Sanitary District expansion to allow for public wastewater to serve the site in 2020; the proposed facility will operate 24 hours per day, 7 days a week; and
- WHEREAS, the Signage and Striping Plan dated May 26, 2020 indicates locations throughout the site for directional signage for vehicles, truck entrances,

dropoff/pickup locations, parking, pedestrian crossings, an address sign, and yard rules; the plan notes all signage, striping and other traffic control devices shall be installed in conformance with the Manual of Uniform Traffic Control Devices (MUTCD); signage details for all signs is included; and

WHEREAS, at the front of the site along Kirkville Road, a pylon sign is to occur at the frontage of the site near the western driveway; signage details show a Typical Pylon Sign designed to be a 4'x6' aluminum sign face on 6' tall wooden posts; a monument sign is shown at the eastern driveway entry; two options are shown, one 8'x11' and the other 5'x8', both externally lit, aluminum construction on a concrete base; and

WHEREAS, building signage is shown for the north exterior elevation, with Amazon logo tenant signage in two locations and measuring approximately 4'x20' and 6'8x22'2", as well as wayfinding entryway signage near storefront entries; the largely metal aluminum façade features a gray, and blue color scheme and dark gray/black lettering; canopies, soffits, and faux windows are also incorporated into the façade; and

WHEREAS, the site lighting plan dated December 18, 2019 shows an electrical plan to serve exterior building and parking lot lighting fixtures throughout the site; the plan notes light poles shall be installed outside (OCWA) water authority right-of-way and an electrical conduit will cross the OCWA right-of-way perpendicular for approximately 74 feet; and

WHEREAS, typical building mounted LED Bullet lighting and light poles with down facing LED luminaires (generally 22' tall) will be installed; an LED site electrical EV plan was included in the referral materials; and

WHEREAS, a Site Photometric Plan was included with the referral material and has been reviewed by the Onondaga County and New York State Departments of Transportation; and

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

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