



# Onondaga County Planning Board

December 21, 2022

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

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
David Skeval  
Jim Stelter

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Ilana Cantrell  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 21, 2022.

## III. MINUTES & OTHER BUSINESS

Minutes from November 30, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-22-71	VCamVB	<i>Informal Review</i>	Z-22-336	TVanPB	<i>No Position</i>
Z-22-341	TCamPB	<i>Modification</i>	Z-22-342	TDewTB	<i>No Position</i>
Z-22-343	TClazBA	<i>No Position With Comment</i>	Z-22-344	VNsyPB	<i>Modification</i>
Z-22-345	VNsyPB	<i>Modification</i>			

## V. ADMINISTRATIVE REVIEWS



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # S-22-71

- 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 Village of Camillus Village Board at the request of 25 First Street Subdivision for the property located at 25 First Street; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance and the site is located within 500 feet of Newport Road (Route 36), a county highway, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is proposing to subdivide a 2.35-acre parcel into two new lots, Lot 1 (1.08 acres) and Lot 2 (1.27 acres), in a Residential (R-3) zoning district; and
- WHEREAS, the Board recently recommended No Position on a Zone Change referral (Z-22-307) to change 6 parcels from R-1 to R-3 to reflect current uses authorized by variances in 1983, including the current subject parcel; the zone change was approved locally; and
- WHEREAS, the site is located along First Street in the Village of Camillus and is approximate to the Nine Mile Creek corridor; the 2.3-acre parcel contains a former school building which has been converted to apartments; and
- WHEREAS, a separate, landlocked tax parcel 002.-02-18.3, visible in the attached aerial photo, occurs at the interior of the current parcel, and contains an attached Senior Center in a building owned by the Village of Camillus; this parcel is not subject to any modifications; and
- WHEREAS, the Proposed Subdivision – First Street plan dated November 28, 2022, shows the subdivision of the 2.35-acre parcel into proposed Lot 1 (1.08 acres) to contain the former school/apartment building and an approximately 99-foot deep portion of the site along First Street, containing building, parking, driveway area and landscaping; and
- WHEREAS, proposed Lot 2 is shown to be 1.27 acres and contain driveways, parking, sidewalks, and a rear lawn area; structures include a shed and an electrical transformer surrounded by a retaining wall; referral materials note the “transformer only services Town of Camillus property”; and
- WHEREAS, proposed Lot 2 also indicates an existing ingress-egress easement within the parking area, and a 30’ deep drainage easement along the eastern property line; and
- WHEREAS, the local application and referral indicate that no construction or changes are proposed on either proposed lot; and
- WHEREAS, adjacent parcels containing parkland owned by the Village and Town of Camillus appear to utilize the driveway access on proposed Lot 2 to access

parking lots and park amenities on these adjacent parcels; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The Board offers the following Informal Review comments for consideration:

Proposed Lot 2 accommodates a variety of functions servicing adjacent parcels, including driveways accessing Lot 1, a shed and dumpster enclosure, an electrical transformer, and parking. In order to ensure the continuance of these functions as necessary by adjacent landowners, appropriate access agreements or easements should be put in place as part of the subdivision approval process, or other accommodations be made to relocate facilities as appropriate.

It is also unclear whether parking accommodations for the apartments or senior center would be negatively impacted by the proposed subdivision. To ensure long-term viability of larger scale Village buildings such as these, the Village should conduct a review of parking options, and consider shared use agreements as appropriate as part of the subdivision action.

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



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Fed Ex Gateway Building for the property located at 7020 Van Buren 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 690, a state highway, and Van Buren Road (Route 194), a county road; and
- WHEREAS, the applicant is proposing to expand an existing accessory security building on a 21.91-acre parcel in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, a letter from the applicant states that the proposal includes a 2,354 square foot expansion to the accessory security building with minimal impacts to the adjacent parking area and utilities, and all of the building expansion is located on existing impervious areas so there is no increase in impervious coverage; and
- WHEREAS, the Site Plan dated October 14, 2022 shows an existing building with an area drawn in bold (unlabeled) that is presumably the addition on the rear of the building; and
- WHEREAS, the plan only shows an internal portion of the FedEx facility, with an internal drive adjacent to the building and a portion of adjacent parking areas; the plan shows alterations to sidewalk, pavement markings, and curbs; and
- WHEREAS, aerial photography shows that the FedEx site is comprised of several parcels with four driveways on Van Buren Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Referral Notice states that the site is currently served by municipal water and sanitary sewer and no changes are proposed; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, the Environmental Assessment Form (EAF) states that there is no new impervious area proposed, and stormwater will be directed to existing inlets on site; and
- WHEREAS, the EAF states that a portion of the site or lands adjoining the site contains wetlands or other regulated waterbodies, but the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and
- WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF); and

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; Jim Stelter - yes.**



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Paul Huysman, AIA for the property located at Hambletonian Way & Cobbler Way; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 21,000 sf medical facility on a vacant 5.75-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site is located along NYS Route 5 just west of the Route 5 interchange and Village of Camillus, the Camillus Hills area is characterized by a mix of suburban housing tracts and agricultural lands; and
- WHEREAS, the subject parcel is vacant (5.75 acres) and sits at the entrance to the Wellington subdivision, which includes commercial sites along its frontage on Route 5; a daycare center (Z-13-306), credit union and medical supply store have previously been added to this area; and
- WHEREAS, the local application states the site will house a new medical office building for Hematology Oncology Associates of CNY; notes on the provided Site Plan indicate a partial basement will also be utilized in part for a Yoga/Healing Arts Studio; and
- WHEREAS, the site plan (10/31/22) shows a proposed 20,784 sf building and future expansion area of 11,250 sf to occur near the middle of the parcel, and surrounded by parking and driveways; the building would occupy ground level and basement level spaces; and
- WHEREAS, the site has frontage on NYS Route 5, and two local roads, Cobbler Way and Hambletonian Way; driveway access would occur from Cobbler Way, and a cross-connection is also shown to an adjacent parcel and driveway leading to Hambletonian Way to the east; parking is shown to surround the building on three sides including 175 currently proposed spaces and an additional 72 future spaces; a traffic impact study dated June 2022 was included with referral materials; sidewalks are shown surrounding the building on three sides, but not connecting to any adjacent parcels or roadways;  
ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to NYS Route 5 will be permitted; and
- WHEREAS, the main entrance with canopy area would face Hambletonian Way, with a basement entrance facing Cobbler Way; cladding materials primarily include composite wood siding, stone veneer; the Route 5 frontage would contain a

fairly solid building face, 10 covered parking stalls and open parking, as well as a dumpster enclosure, generator, and transformer, all potentially visible from Route 5; and

WHEREAS, the planting plan shows the limited tree cover on site would be largely maintained, with the addition of evergreen and deciduous trees and shrubs surrounding the parking area, and within planting islands; building and pole mounted lighting is proposed on site and a lighting plan was submitted with the referral materials; and

WHEREAS, per the EAF, 4.8 acres of the site are to be disturbed; a Stormwater Pollution Prevention Plan (SWPP) dated October 28, 2022 was included with referral materials; limited stormwater management details were shown on the submitted site plans; the EAF indicates that stormwater runoff will be directed to underground stormwater and infiltration system, that drains to a pond on an adjacent golf course, with established easements for this use noted; ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the Wellington subdivision is adjacent to lands containing active agriculture, land enrolled in the NYS Agricultural Districts program, and lands protected as agricultural lands with a conservation easement; and

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

WHEREAS, the site is to be served by public sewers and flows to the West Side Pump Station and Metropolitan Wastewater Treatment Plant; 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> ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, a letter dated December 7, 2022 from Barton & Loguidice engineering firm to the Town Planning Board contained a review of the initial project submission and included a list of 60 items needing clarification or revisions from the applicant, including changes to the SEQR form, site plans, utility plans, stormwater plans, and the submitted traffic study; and

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

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

The applicant must submit a copy of the Traffic Impact Study (TIS), lighting plan, and Stormwater Pollution Prevention Plan (SWPPP) to New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment(s):

1. The Board supports the provision of sidewalk infrastructure connections to NYS Route 5, and optimally bus shelter accommodations along the NYS Route 5 frontage, to allow for safe access to transit, as this area develops.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as green roofs, bioswales or permeable pavement, to further reduce stormwater runoff and improve stormwater quality.
3. The Town should ensure cross-access agreements in place for shared use of the driveway on the adjacent parcel.

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





# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt 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 a local law to adopt regulations pertaining to cannabis retail dispensaries and on-site consumption establishments in the Town of DeWitt; and
- WHEREAS, the proposed local law states that cannabis retail dispensaries shall be allowed as a Specific Permit Use in the Business Zoning District and Industrial Zoning District and shall not be permitted in any other zoning district; and
- WHEREAS, the law states that no cannabis retail dispensaries shall be allowed within 500 feet of several uses, including places of worship, schools, libraries, daycare facilities, parks and playgrounds, and substance abuse treatment sites; the law states that no cannabis retail dispensary shall be allowed within 1,500 feet of the property line of another cannabis retail dispensary, on-site consumption establishment, or other cannabis establishment; and
- WHEREAS, the law states that cannabis on-site consumption establishments shall be allowed as a Specific Permit Use in the Industrial Zoning District and shall not be permitted in any other zoning district; and
- WHEREAS, the law states that no cannabis on-site consumption establishment shall be allowed within 1,500 feet of the property line of a lot on which there is another cannabis on-site consumption establishment or retail dispensary, any Residential, Office and Professional, Business Transitional, Special Business Transitional, Business, or High Tech Districts, any property used for residential purposes, any places of worship, community center, funeral home, library, school, daycare center, hospital, park, playground, recreational area, or field, any public buildings, and any hotels or motels; 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; Jim Stelter - yes.**



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-343

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Liberty Restaurants, Inc. / Popeye's for the property located at 7379 Oswego 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 Oswego Road (Route 91 / Old Route 57) and Long Branch Road (Route 35), both county highways; and
- WHEREAS, the applicant is requesting area variances to allow construction of a Popeye's Restaurant on the site of a former bank in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the proposed project is to occur on a 0.3-acre outparcel in the existing Glenn Crossing retail plaza, along County Route 57; surrounding uses along the busy commercial corridor are generally retail, service and commercial uses; and
- WHEREAS, the outparcel currently contains a vacant former single-story brick bank building, which is to be demolished; current access occurs entirely from the Glenn Crossing parking lot access road, which has access to a signalized intersection onto Route 57; and
- WHEREAS, in order to construct a proposed fast-food restaurant with drive-thru, the applicant is requesting area variances to reduce the Highway Overlay Setback from 140 feet to 101.6 feet, and a reduction in the Site Perimeter Landscape Strip from 30 feet to 15.1 feet, for a drive-thru lane; the applicant notes that nearby setbacks and buffers are similar to that being proposed; and
- WHEREAS, the site plan dated November 16, 2022 shows a proposed 2,532 sf fast food restaurant (Popeye's), with parking for 18 cars adjacent to the building, and a two-lane drive-thru circling the perimeter of the parcel; and
- WHEREAS, three driveway access points are shown, a two-lane drive-thru entry, a 16' single-lane exit, and a full access parking lot driveway, all from the Glenn Crossing parking lot access road, for which an ingress-egress easement is noted; no direct access is shown onto County Route 57 or the plaza entry drive, nor are cross connections proposed with the adjacent eastern parcel where cross-access currently exists; and
- WHEREAS, minimal additional information is indicated on the site plan, such as landscaping, lighting, and stormwater accommodations; the EAF indicates stormwater will be directed to existing storm drainage in Hiawatha Plaza; and
- WHEREAS, sidewalks are shown only along the main entrance of the building, very limited pedestrian infrastructure currently occurs in this area, despite the density of destinations, employees and customers, good availability to transit, and the

proximity of housing near the corridor; and

WHEREAS, total anticipated water usage is noted as 3,770 gallons per day, with drinking water service to be provided by the Onondaga County Water Authority via a 4" service line;

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

WHEREAS, the site is to be served by public sewers and flows to the Wetzel Road Wastewater Treatment Plant;

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>

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 has no comment on the subject area variances, it offers the following with regarding future review of the overall site plan:

1. The applicant will be required to submit a copy of the Traffic Impact Study (TIS), lighting plan, and a drainage report to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Board encourages the Town to require sidewalk infrastructure connections to County Route 57, and optimally installation of bus shelter accommodations along the Route 57, to allow for safe access for pedestrian traffic and transit users, as this area continues to develop.
3. The applicant is encouraged to consider the use of green infrastructure, such as green roofs, tree planting, bioswales or permeable pavement, to further reduce stormwater runoff and improve stormwater quality on such a highly paved site.

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



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-344

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of New Plan North, LLC for the property located at 5357 West Taft 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 Taft Road (Route 48), a county highway, South Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a 2,400 sf restaurant with drive thru on a 0.81-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of multiple referrals (Z-17- 112, 113, 114) for an expansion to the adjacent Maine's shopping plaza, including demolition of structures and the addition of parking to the current subject parcel; and
- WHEREAS, the site is at the edge of the Village of North Syracuse, along Taft Road near NYS Route 11, and is adjacent to the entrance to the North Syracuse Junior High School; the Sweetheart Corners area is characterized as a commercial retail corridor, with a mix of strip shopping centers, single-use retail and restaurants, and scattered remaining residential structures; and
- WHEREAS, the 0.81-acre parcel contains a two-story house and rear garage, as well as a portion of a parking lot which accesses a service drive to adjacent retail/commercial uses; the house and garage will be demolished and parking lot removed to accommodate an new Starbucks coffee/shop with drive-thru; and
- WHEREAS, per the submitted Layout Plan, a 2,400 sf restaurant with drive-thru would be built near the center of the parcel, with an adjacent 28-space parking lot and drive-thru circling the building and exiting at the front of the site; the plan shows stacking of 11 vehicles within the drive-thru lane; and
- WHEREAS, the plan shows the coffee shop with a right-in, right-out driveway from West Taft Road, and at the rear of the site through an adjacent parcel leading to an access road for the retail plaza to the north; the applicant owns the adjacent parcel and retail plaza; cars utilizing the rear access road would ultimately connect to NYS Route 11 through the plaza driveways, and to the Junior High School entry road to the west, which has a signalized intersection with West Taft Rd, a county road;
- ADVISORY NOTE: The proposed driveway onto West Taft Road and any work within the County right-of-way requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, existing sidewalks are shown along West Taft Road, and new sidewalk

connecting to the building and front patio area; rear pedestrian access is not indicated; landscaping with trees/shrubs/grasses are proposed around the perimeter of the site and building; a dumpster enclosure is shown at the rear of the site, within the side yard setback and requiring the removal of existing trees; and

WHEREAS, per a project narrative, the exterior of the building will consist mainly of brick façade and storefront window glass, and the applicant will likely apply for an area variance to exceed allowed signage; and

WHEREAS, the narrative and EAF note that stormwater will flow to existing storm drains on the site and discharge to the north similar to existing conditions; the boundary survey and plans show an existing and new storm sewer and catch basins within the parking lot connecting to the shopping plaza to the north of the site; and

WHEREAS, the site will be served by public drinking water;  
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 will be served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>  
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.  
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, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant will be required to submit a Traffic Impact Study (TIS), lighting plan, and a drainage report to Onondaga County Departments of

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)

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

The Board also offers the following comments:

1. Given the busy nearby intersections, high traffic volumes, roadway widths in the area and the transitional nature of land uses in this specific location, the Town is encouraged to work with the applicant and adjacent property owners to plan for coordinated shared access. As adjacent residential structures are redeveloped, multiple right-in, right-out driveways will not be permitted. Coordinated planning of a shared access point serving this parcel and adjacent parcels, and possible formalization of the rear access road to provide easily navigable cross access is strongly suggested.

1. It is noted that West Taft Road is not accurately shown on submitted plans, showing a former roadway/intersection layout. Plans should be modified to reflect current conditions.

2. The applicant is encouraged to explore additional opportunities to provide safe and appealing accommodations for pedestrian cross-traffic from adjacent uses such as the school and retail plaza. Bicycle racks are also encouraged.

3. Additional screening of the drive-thru and parking area is encouraged.

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



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-345

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of New Plan North, LLC for the property located at 5357 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 48), a county highway, South Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 2,400 sf restaurant with drive thru on a 0.81-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of multiple referrals (Z-17- 112, 113, 114) for an expansion to the adjacent Maine's shopping plaza, including demolition of structures and the addition of parking to the current subject parcel; and
- WHEREAS, the site is at the edge of the Village of North Syracuse, along Taft Road near NYS Route 11, and is adjacent to the entrance to the North Syracuse Junior High School; the Sweetheart Corners area is characterized as a commercial retail corridor, with a mix of strip shopping centers, single-use retail and restaurants, and scattered remaining residential structures; and
- WHEREAS, the 0.81-acre parcel contains a two-story house and rear garage, as well as a portion of a large parking lot which accesses a service drive to adjacent retail/commercial uses; the house and garage will be demolished and parking lot removed to accommodate a new Starbucks coffee/shop with drive-thru; and
- WHEREAS, per the submitted Layout Plan, a 2,400 sf restaurant with drive-thru would be built near the center of the parcel, with an adjacent 28-space parking lot and drive-thru circling the building and exiting at the front of the site; the plan shows stacking of 11 vehicles within the drive-thru lane; and
- WHEREAS, the plan shows the coffee shop with a right-in, right-out driveway from West Taft Road, and at the rear of the site, through an adjacent parcel leading to an access road for the retail plaza to the north; the applicant owns the adjacent parcel and retail plaza; cars utilizing the rear access road would ultimately connect to NYS Route 11 through the plaza driveways, and to the Junior High School entry road to the west, which has a signalized intersection with West Taft Rd, a county road;

ADVISORY NOTE: The proposed driveway onto West Taft Road and any work within the County right-of-way requires highway access and work permits from the Onondaga County Department of Transportation; and



- WHEREAS, existing sidewalks are shown along West Taft Road, and new sidewalk connecting to the building and front patio area; rear pedestrian access is not indicated; landscaping with trees/shrubs/grasses are proposed around the perimeter of the site and building; a dumpster enclosure is shown at the rear of the site, within the side yard setback and requiring the removal of existing trees; and
- WHEREAS, per a project narrative, the exterior of the building will consist mainly of brick façade and storefront window glass, and the applicant will likely apply for an area variance to exceed allowed signage; and
- WHEREAS, the narrative and EAF note that stormwater will flow to existing storm drains on the site and discharge to the north similar to existing conditions; the boundary survey and plans show an existing and new storm sewer and catch basins within the parking lot connecting to the shopping plaza to the north of the site; and
- WHEREAS, the site will be served by public drinking water;  
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 will be served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>  
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.  
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, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:



The applicant will be required to submit a Traffic Impact Study (TIS), lighting plan, and a drainage report to Onondaga County Departments of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the busy nearby intersections, high traffic volumes, roadway widths in the area and the transitional nature of land uses in this specific location, the Town is encouraged to work with the applicant and adjacent property owners to plan for coordinated shared access. As adjacent residential structures are redeveloped, multiple right-in, right-out driveways will not be permitted. Coordinated planning of a shared access point serving this parcel and adjacent parcels, and possible formalization of the rear access road to provide easily navigable cross access is strongly suggested.

1. It is noted that West Taft Road is not accurately shown on submitted plans, showing a former roadway/intersection layout. Plans should be modified to reflect current conditions.

2. The applicant is encouraged to explore additional opportunities to provide safe and appealing accommodations for pedestrian cross-traffic from adjacent uses such as the school and retail plaza. Bicycle racks are also encouraged.

3. Additional screening of the drive-thru and parking area is encouraged.

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