



Onondaga County Planning Board

December 29, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 29, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from December 8, 2021 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; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-86	TlafPB	<i>No Position With Comment</i>	S-21-87	TDewPB	<i>No Position With Comment</i>
S-21-88	TLysPB	<i>No Position</i>	S-21-89	TClaPB	<i>Modification</i>
S-21-90	TSkaPB	<i>No Position With Comment</i>	S-21-91	TOnoPB	<i>No Position With Comment</i>
S-21-92	TSpaPB	<i>No Position With Comment</i>	Z-21-354	VNsyPB	<i>No Position</i>
Z-21-357	TGedZBA	<i>No Position With Comment</i>	Z-21-358	TGedZBA	<i>No Position With Comment</i>
Z-21-359	TlafPB	<i>Modification</i>	Z-21-360	TlafZBA	<i>Modification</i>
Z-21-361	CSyrZBA	<i>No Position</i>	Z-21-362	CSyrZA	<i>Modification</i>
Z-21-363	CSyrZBA	<i>No Position</i>	Z-21-364	TCicPB	<i>No Position</i>
Z-21-365	TCicTB	<i>No Position</i>	Z-21-366	TSkaPB	<i>Modification</i>
Z-21-367	TSkaPB	<i>Modification</i>	Z-21-368	TSkaPB	<i>No Position</i>
Z-21-369	TSkaPB	<i>No Position With Comment</i>	Z-21-370	TSkaPB	<i>Modification</i>
Z-21-371	TSkaPB	<i>No Position With Comment</i>	Z-21-372	TSkaPB	<i>Modification</i>
Z-21-373	TClaTB	<i>Modification</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 29, 2021

OCPB Case # S-21-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Carley Farm Solar, LLC & Dimon Solar, LLC for the property located at 3660 Apulia 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 Apulia Road (Route 1), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 79.343-acre parcel into two new lots, Parcel 1 (41.520 acres) and Parcel 2 (37.823 acres), in an Agricultural (AG) zoning district as part of a proposed project to collocate two 2MW solar farms; and
- WHEREAS, in 2019, the Board recommended modification of concurrent site plan (Z-19-146) and special permit (Z-19-147) referrals to install two collocated 2 MW solar farms; the site plan, special permit, and subdivision referrals (Z-21-359, Z-21-360, S-21-86) currently under review are a modification to the previously approved plan; and
- WHEREAS, the vacant parcel is located in a rural area with surrounding low-density residential and agricultural land uses; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 55 acres of the site is currently being farmed; aerial imagery shows the site has frontage on Apulia Road and Palladino Road, a local road, and is bisected by Butternut Creek, which runs north-south through the site; and
- WHEREAS, the submitted Site Layout and Materials Plans 1 and 2, each dated August 5, 2021, show the proposed solar farms, Carley Solar Farm and Dimon Solar Farm, will be constructed on either side of Butternut Creek; per the subdivision plan, the site will be subdivided into Parcel 1 (41.520 acres) and Parcel 2 (37.823 acres); proposed Parcel 1 contains the lands generally occurring on the west side of Butternut Creek and has frontage on Apulia Road; proposed Parcel 2 contains the lands east of the creek and the frontage on Palladino Road; Parcel 2 also has limited frontage (90') on Apulia Road; and
- WHEREAS, per the Site Layout and Materials Plans, the Carley Solar Farm will be constructed on Parcel 1 and include three sections of solar arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post game fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines at the front of the solar farm; there will be a proposed gravel driveway onto Apulia Road; the Dimon Solar Farm will be constructed on Parcel 2 and include four sections of solar

arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post and rail fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines along Apulia Road; the point of interconnection will occur in the long narrow portion of the parcel that extends to Apulia Road; there will be a proposed gravel driveway onto Palladino Road; solar panels will have a maximum height of 12 feet;

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

WHEREAS, per the local application, changes to the project from the previous plans include: 1) relocating the point of interconnection for the Dimon Solar Farm from Palladino Road to Apulia Road; 2) relocating the Carley Solar Farm access road; 3) relocating the proposed subdivision line; 4) altering the racking layout; and 5) using deer fence with timber posts instead of chain-link fencing, as previously proposed; the limit of disturbance for the project is substantially the same with a slight decrease from 41.36 acres of disturbance originally proposed and 40.72 acres currently proposed; and

WHEREAS, the application includes a viewshed map and photographic simulations, as well as a Decommissioning Plan; the submitted Landscape Plans show landscape borders will be planted along the south lot line of the Carley Solar Farm, adjacent to an open field, and along the southeast corner of the Dimon Solar Farm, adjacent to a single family residential lot; after construction, the sites will be reseeded with native pollinator-friendly vegetation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 40.72 acres of the site will be disturbed by the proposed project and stormwater will flow off panels to the ground and drain as normal to surface water on and around the site; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, the site does not have existing drinking water or wastewater services, nor are any proposed for the project; the site is located outside of the Onondaga County Sanitary District in an area that does not have access to public sewers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site contains a portion of the Butternut Creek 100-year floodplain and floodway, 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, per the local application, TRC performed a wetland and waterbody delineation on July 11, 2016; the project requires two stream crossings that will impact a wetland under US Army Corps of Engineers (USACE) jurisdiction, as well as two USACE jurisdictional streams; one of the streams is also under the jurisdiction of the NYS Department of Environmental Conservation; the

applicant has already been issued a Nationwide Permit and Article 15 permit for the project; and

WHEREAS, the local application indicates that the US Fish and Wildlife Service and New York Natural Heritage Program were consulted regarding the presence of federally- and state-listed threatened and endangered species; both agencies noted the site is in close proximity to known hibernacula for the Northern long-eared bat and may be near the Indiana bat; impacts to bat species are often associated with tree clearing and the EAF indicates that 1.40 acres of trees will be removed to prevent shading the solar arrays; per the local application, tree clearing will take place between October 1 and March 31 to minimize potential impacts to bat species; and

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

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

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

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved to meet commercial driveway standards, and the applicant must obtain a highway work permit for work in the county right-of-way and submit a copy of the site plan to the Department for its review.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # S-21-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of David Vollmer for the property located at 6686 Loucks Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Fly Road (Route 77) and New Venture Gear Drive (Route 76), both county highways, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 65.32-acre parcel to create two new parcels, Lot 11 (2.017 acres) and Lot 12 (the remaining lands), in a Residential One zoning district; and
- WHEREAS, aerial imagery dated May 2021 shows the site is divided into two sections by Loucks Road, a local road, and abuts the NYS Thruway (I-90) to the south; land uses to the north are single-family residential; and
- WHEREAS, the submitted survey map dated May 19, 2021 shows the portion of the site located on the west side of Loucks Road is vacant; from aerial imagery it appears to contain active farm fields and wooded areas; there are two easements (125' and 155') to the Niagara Mohawk Power Company, one adjacent to the Thruway and one at the rear of the property; and
- WHEREAS, aerial imagery shows the portion of the site located on the east side of Loucks Road has additional frontage on Fly Road and contains an existing house, two barn structures, and a driveway onto Loucks Road; there are additional farm fields and wooded areas east of Loucks Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 7, 2021, the proposed subdivision is intended to create a new building lot for a single-family dwelling on the west side of Loucks Road; the subdivision plan dated May 19, 2021 shows proposed Lot 11 (2.017 acres) will be located at the northern boundary of the site; the new lot will have 235.46' of frontage on Loucks Road; Lot 12 (36.466 acres) will include the remainder of the site; and
- WHEREAS, per the Department of Finance Office of Real Property Services, the existing house is served by private drinking water and an individual septic system; a new septic system is proposed for Lot 11; the subdivision plan shows a proposed sanitary field (48' x 26') and notes "Sewage disposal plan approved 7-9-2021 by OCHD for this lot only"; the plan indicates "Lot 12 is not a building lot under Onondaga County Health regulations. Construction permits will not be issued until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department"; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, GIS mapping shows the site may contain a state wetland, which appears to occur at the southeast corner of the property in a wooded area; and

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

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

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 Town is encouraged to require a revised subdivision plan that shows the entirety of the subject parcel.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # S-21-88

- 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 Richard J. Whitney, Jr. for the property located at 8444 Oswego 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 Oswego Road (Route 48), a state highway, and Hencle Boulevard (Route 95), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 29.885-acre parcel into two new lots, Lot 1 (10.0 acres) and Lot 2 (19.885 acres), in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located in a rural area at the fringe of a band of suburban-style single-family residential neighborhoods; surrounding land uses in the immediate area are low-density residential and industrial; and
- WHEREAS, the submitted subdivision plan dated December 7, 2021 shows the site has frontage on NYS Route 48 and Hencle Boulevard and contains an existing house and driveway onto Route 48; the remainder of the property is largely undeveloped and wooded;
ADVISORY NOTE: per the Onondaga County Department of Transportation, Hencle Boulevard is without access in this location; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (10.000 acres) will contain the existing house and surrounding lands; proposed Lot 2 (19.885 acres) will contain the remaining vacant lands; no development plans are indicated; and
- WHEREAS, a subdivision plan from 2020 was included with the referral materials and shows 9.10 acres of the subject parcel were recently conveyed to a neighboring lot owned by the Town; in exchange, 9.10 acres of another adjacent lot, also owned by the Town, were conveyed to the subject parcel; the land swap is not reflected in current tax map boundaries, though the lot lines of the subject parcel are shown in the current subdivision plan to exclude both 9.1-acre areas; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a potential federal wetland area on the site; the wetland is located in a wooded area on Lot 1 and the recently conveyed lands to the Town; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # S-21-89

- 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 Clay Planning Board at the request of Craig Marlow for the property located at 8702 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 265), a county highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels to create three new lots, Lot #1 (9.35 acres), Lot #2 (4.0 acres), and Lot #3 (10.0 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding land uses that include a cemetery, athletic fields, agriculture, and vacant lands; the site has frontage on Henry Clay Boulevard and contains two existing houses, one on each parcel, and five greenhouses; the site has five existing driveways onto Henry Clay Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements; and
- WHEREAS, the submitted subdivision plan dated October 18, 2021 shows proposed Lot #1 (9.35 acres) will have 200' of frontage on Henry Clay Boulevard and contain agricultural fields; proposed Lot #2 (4.00 acres) will have 400' of frontage and contain one of the existing houses, three driveways, and the greenhouses; proposed Lot #3 (10.00 acres) will have 429' of frontage and contain the other existing house and two driveways; the plan notes that all greenhouses will be removed; no other development plans are indicated; and
- WHEREAS, the subdivision plan shows the front of Lot #1 is encumbered by a 300' wide right-of-way to the NYS Power Authority and overhead utility lines; no development plans are indicated; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, each house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Prior to municipal approval of the subdivision, the Town must ensure safe and permitted access will be feasible for Lot #1 through the NYS Power Authority right-of-way or from an adjacent parcel and appropriate access easements.

The Board also offers the following comments:

1. To further ensure access to Henry Clay Boulevard will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The applicant is encouraged to consider consolidating access to the site given the proposed lot configuration and removal of structures.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # S-21-90

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Paul Fallon for the property located at 1725 Coon Hill 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a 61.76-acre parcel into two new lots, Lot 1 (57.6 acres) and Lot 2 (3.27 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, in 2004, the Board recommended approval of a special permit referral (Z-04-172) to implement a water management system project designed by the Skaneateles Lake Watershed Agricultural Program on the subject parcel; and

WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and

WHEREAS, the submitted subdivision plan dated December 1, 2021 shows the site has frontage on Coon Hill Road and contains an existing house, a large metal barn, and a gravel driveway; the remainder of the site is covered by active farm fields and wooded areas; the centerline of a creek is shown crossing the rear wooded area; proposed Lot 1 (58.51 acres) will contain the existing structures and majority of the site, including the creek;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Coon Hill Road must meet Department requirements; and

WHEREAS, per the subdivision plan, proposed Lot 2 (3.5 acres) will be located at the southwest corner of the site and have 300' of frontage on Coon Hill Road; the proposed lot will contain some wooded areas and part of a farm field; the local application indicates the proposed subdivision is intended for a new single-family residence on Lot 2;

ADVISORY NOTE: any proposed or future driveways onto Coon Hill Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the site is served by an individual well and septic system; a new individual well and septic system will be necessary to provide drinking water and wastewater services, respectively, for the proposed house;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement

of the subdivision; 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; and

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

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

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

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

2. To ensure access to Coon Hill Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # S-21-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Patricia Tower for the property located at 4111 Sentinel Heights 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 Sentinel Heights Road (Route 173), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 26.509-acre parcel into two new lots, Proposed Lot 1 (24.237 acres) and Proposed Lot 2 (2.272 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential land uses and undeveloped land; aerial imagery dated May 2021 shows the site has frontage on Sentinel Heights Road and contains an existing house and asphalt driveway; the house is located in a cleared area towards the center of the site; the remainder of the site appears to be wooded;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Sentinel Heights Road must meet Department requirements; and
- WHEREAS, the submitted subdivision plan dated May 16, 2021 shows proposed Lot 1 (24.237 acres) will contain the existing house and driveway and a majority of the site; proposed Lot 2 (2.272 acres) will be located at the northwestern corner of the site and have 300' of frontage on Sentinel Heights Road; a proposed house and garage are shown on Lot 2;
ADVISORY NOTE: any proposed or future driveways onto Sentinel Heights Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision plan, there is a drainage channel on Lot 2; the proposed house is shown in close proximity to the drainage channel; and
- WHEREAS, the site is served by an individual well and septic system; a new individual well and septic system will be necessary to provide drinking water and wastewater services, respectively, for the proposed house;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it

appears that some significant wooded areas on site will be removed; 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:

1. To ensure access to Sentinel Heights Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

2. Prior to future development of Lot 2, the owner or developer is encouraged to retain existing tree cover adjacent to the drainage channel to allow for vegetative buffering.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # S-21-92

- 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 Spafford Planning Board at the request of David J. Dzielak for the property located at Richard 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 Richard Road (Route 72), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 21.13-acre parcel into two new lots, Lot 1 (19.1 acres) and Lot 2 (2.03 acres), in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement notes that 2 acres of the site are currently being farmed; and
- WHEREAS, aerial imagery dated May 2021 shows the site has frontage on Lanning Road, a local road, and contains active farm fields and wooded areas; the rear lot line of the site follows the centerline of a ravine; and
- WHEREAS, per the submitted subdivision plan dated November 29, 2021, proposed Lot 1 (19.1 acres) will have 1,679.97' of frontage on Lanning Road; proposed Lot 2 (2.03 acres) will have 240' of frontage on Lanning Road and include the eastern portion of the site; the farm fields will be split between the two lots; and
- WHEREAS, no development plans are indicated; the site does not have access to public drinking water or sewers and is located outside of the Onondaga County Sanitary District; drinking water and wastewater services for either Lots 1 or 2 will require installation of an individual well and septic system;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

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

1. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot subdivisions along road frontages on the

economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

2. Prior to any future development, the owner or developer is encouraged to retain existing tree cover adjacent to the ravine to allow for vegetative buffering.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # Z-21-354

- 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 Rose Apartments, LLC for the property located at 413 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to modify an existing site plan to renovate a vacant convent building for a residential use on a 0.959-acre parcel in a Commercial (C-1) zoning district; and
- WHEREAS, the Board recently recommended modification of site plan (Z-21-124) and special permit (Z-21-125) referrals for a previous iteration of the proposed project; per the Village, the special permit was previously approved to allow residential and non-residential use of the property; the applicant has since decided to renovate the property solely for a residential apartment use; the Board also reviewed a zone change referral (Z-21-8) to change the zoning of the subject area from Residential 9000 to Business (C-1) as part of the project, which has since been approved; and
- WHEREAS, the submitted Narrative dated November 19, 2021 indicates that a subdivision was recently approved administratively and filed with the Onondaga County Clerk's Office; the approved subdivision divided three parcels into two new lots, which are not shown in available tax maps yet; the three original parcels collectively contained the St. Rose of Lima Church and School and the vacant convent building; one of the newly created lots, TM# 010.-01-28.2 (0.959 acres), is the subject of the proposed project and the recent zone change; and
- WHEREAS, the submitted Amended Site Plan Existing dated November 20, 2021 shows the site has frontage on South Main Street (US Route 11) and contains an existing two-story convent building with parking on the southern side of the lot and an existing driveway and sidewalks on South Main Street; the parking area is contiguous with parking for the St. Rose of Lima School on the adjacent parcel, which has additional access to South Bay Road; sidewalks on the site are also interconnected to the St. Rose of Lima Church and School property; and
- WHEREAS, per the Narrative, the building will be converted to an apartment building with 14 one-bedroom, market rate units, where previously 12 units were proposed, and targeted to individuals ages 55 and over; no exterior renovations are proposed; no changes to site lighting, drainage, or circulation are proposed; parking will be reduced from 35 spaces to 27 spaces, including 2 garage spaces, to allow for maneuvering of fire apparatuses; and

WHEREAS, the submitted Amended Site Plan Proposed dated November 20, 2021 shows proposed site modifications to include removing interior parking spaces, installing a new dumpster enclosure at the rear of the building, and adding a 6-foot tall cedar fence for dumpster screening; a landscape bed and freestanding sign (16 sf) are shown at the front of the site; the existing driveway onto South Main Street will remain; the Narrative notes that a cross access agreement was filed on July 15, 2021 to accommodate the existing interconnection to the St. Rose of Lima School property; and

WHEREAS, per the Narrative, a traffic study was completed and a letter from GTS Consulting dated March 20, 2021 determined the additional traffic to be generated is minimal and will have no notable impact on traffic operations on South Main Street; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the site plan, projected daily water usage is 1,200 gallons; per the Narrative, the applicant has started the review process to determine if current drinking water and wastewater utility are sized appropriately for the proposed project; and

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

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

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

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

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-357

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Amarok, LLC for the property located 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to allow electric fencing on a 7.99-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-358) to exceed the fence height limitation (4') and allow fencing in the 40' front yard setback; the Board has reviewed referrals (Z-21-248, Z-20-69, Z-20-70) for other similar fencing installations on the subject parcel and an adjacent parcel; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park; aerial imagery dated May 2021 and the submitted Site Plan dated November 30, 2021 show the site is entirely paved and contains a modular office structure and parking (439 spaces) for Ryder, a transport company; and
- WHEREAS, the submitted Site Plan shows an existing 6' tall chain link along part of the property boundaries, to remain; 900 linear feet of chain link fencing (6' tall) will be installed along the remaining lot lines to fully enclose the parking area; 2,609 linear feet of electric fencing (10' tall) will be installed around the entire perimeter and occur 4" to 8" from the perimeter face, at the interior of the property; no additional site modifications are indicated; per the local application, the fencing is intended to deter crime in the area; and
- WHEREAS, access to the site comes from a 30' ingress/egress easement and existing driveway on an adjacent parcel; the driveway is located on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; and
- WHEREAS, per the local application, Ryder operates Monday through Friday from 8am to 5pm, with three employees on-site at one time; the maximum number of clients on-site during peak hours is 10; 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; no municipal connections to the existing infrastructure are proposed; and

- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The applicant and municipality are encouraged to provide landscape islands in the parking area or other greenspaces to improve the aesthetics of the site, aid in stormwater management, and reduce impermeable surface area.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # Z-21-358

- 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 Geddes Zoning Board of Appeals at the request of Amarok, LLC for the property located at 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting area variances to exceed the fence height limitation (4') and allow fencing in the 40' front yard setback on a 7.99-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-357) to allow electric fencing; the Board has reviewed referrals (Z-21-248, Z-20-69, Z-20-70) for other similar fencing installations on the subject parcel and an adjacent parcel; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park; aerial imagery dated May 2021 and the submitted Site Plan dated November 30, 2021 show the site is entirely paved and contains a modular office structure and parking (439 spaces) for Ryder, a transport company; and
- WHEREAS, the submitted Site Plan shows an existing 6' tall chain link along part of the property boundaries, to remain; 900 linear feet of chain link fencing (6' tall) will be installed along the remaining lot lines to fully enclose the parking area; 2,609 linear feet of electric fencing (10' tall) will be installed around the entire perimeter and occur 4" to 8" from the perimeter face, at the interior of the property; no additional site modifications are indicated; per the local application, the fencing is intended to deter crime in the area; and
- WHEREAS, access to the site comes from a 30' ingress/egress easement and existing driveway on an adjacent parcel; the driveway is located on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; and
- WHEREAS, per the local application, Ryder operates Monday through Friday from 8am to 5pm, with three employees on-site at one time; the maximum number of clients on-site during peak hours is 10; 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; no municipal connections to the existing infrastructure are proposed; and

- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The applicant and municipality are encouraged to provide landscape islands in the parking area or other greenspaces to improve the aesthetics of the site, aid in stormwater management, and reduce impermeable surface area.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # Z-21-359

- 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 LaFayette Planning Board at the request of Carley Farm Solar, LLC & Dimon Solar, LLC for the property located at 3660 Apulia 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 Apulia Road (Route 1), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan to install two collocated 2MW solar farms on a 79.343-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of concurrent site plan (Z-19-146) and special permit (Z-19-147) referrals to install two collocated 2 MW solar farms; the site plan, special permit, and subdivision referrals (Z-21-359, Z-21-360, S-21-86) currently under review are a modification to the previously approved plan; and
- WHEREAS, the vacant parcel is located in a rural area with surrounding low-density residential and agricultural land uses; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 55 acres of the site is currently being farmed; aerial imagery shows the site has frontage on Apulia Road and Palladino Road, a local road, and is bisected by Butternut Creek, which runs north-south through the site; and
- WHEREAS, the submitted Site Layout and Materials Plans 1 and 2, each dated August 5, 2021, show the proposed solar farms, Carley Solar Farm and Dimon Solar Farm, will be constructed on either side of Butternut Creek; per the subdivision plan, the site will be subdivided into Parcel 1 (41.520 acres) and Parcel 2 (37.823 acres); proposed Parcel 1 contains the lands generally occurring on the west side of Butternut Creek and has frontage on Apulia Road; proposed Parcel 2 contains the lands east of the creek and the frontage on Palladino Road; Parcel 2 also has limited frontage (90') on Apulia Road; and
- WHEREAS, per the Site Layout and Materials Plans, the Carley Solar Farm will be constructed on Parcel 1 and include three sections of solar arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post game fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines at the front of the solar farm; there will be a proposed gravel driveway onto Apulia Road; the Dimon Solar Farm will be constructed on Parcel 2 and include four sections of solar arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post

game fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines along Apulia Road; the point of interconnection will occur in the long narrow portion of the parcel that extends to Apulia Road; there will be a proposed gravel driveway onto Palladino Road; solar panels will have a maximum height of 12 feet;

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

WHEREAS, per the local application, changes to the project from the previous plans include: 1) relocating the point of interconnection for the Dimon Solar Farm from Palladino Road to Apulia Road; 2) relocating the Carley Solar Farm access road; 3) relocating the proposed subdivision line; 4) altering the racking layout; and 5) using deer fence with timber posts instead of chain-link fencing, as previously proposed; the limit of disturbance for the project is substantially the same with a slight decrease from 41.36 acres of disturbance originally proposed and 40.72 acres currently proposed; and

WHEREAS, the application includes a viewshed map and photographic simulations, as well as a Decommissioning Plan; the submitted Landscape Plans show landscape borders will be planted along the south lot line of the Carley Solar Farm, adjacent to an open field, and along the southeast corner of the Dimon Solar Farm, adjacent to a single family residential lot; after construction, the sites will be reseeded with native pollinator-friendly vegetation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 40.72 acres of the site will be disturbed by the proposed project and stormwater will flow off panels to the ground and drain as normal to surface water on and around the site; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, the site does not have existing drinking water or wastewater services, nor are any proposed for the project; the site is located outside of the Onondaga County Sanitary District in an area that does not have access to public sewers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site contains a portion of the Butternut Creek 100-year floodplain and floodway, 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, per the local application, TRC performed a wetland and waterbody delineation on July 11, 2016; the project requires two stream crossings that will impact a wetland under US Army Corps of Engineers (USACE) jurisdiction, as well as two USACE jurisdictional streams; one of the streams is also under the jurisdiction of the NYS Department of Environmental Conservation; the applicant has already been issued a Nationwide Permit and Article 15 permit

for the project; and

WHEREAS, the local application indicates that the US Fish and Wildlife Service and New York Natural Heritage Program were consulted regarding the presence of federally- and state-listed threatened and endangered species; both agencies noted the site is in close proximity to known hibernacula for the Northern long-eared bat and may be near the Indiana bat; impacts to bat species are often associated with tree clearing and the EAF indicates that 1.40 acres of trees will be removed to prevent shading the solar arrays; per the local application, tree clearing will take place between October 1 and March 31 to minimize potential impacts to bat species; and

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

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

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved to meet commercial driveway standards, and the applicant must obtain a highway work permit for work in the county right-of-way and submit a copy of the site plan to the Department for its review.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-360

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Carley Farm Solar, LLC & Dimon Solar, LLC for the property located at 3660 Apulia 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 Apulia Road (Route 1), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting to modify a previously approved special permit to install two collocated 2MW solar farms on a 79.343-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of concurrent site plan (Z-19-146) and special permit (Z-19-147) referrals to install two collocated 2 MW solar farms; the site plan, special permit, and subdivision referrals (Z-21-359, Z-21-360, S-21-86) currently under review are a modification to the previously approved plan; and
- WHEREAS, the vacant parcel is located in a rural area with surrounding low-density residential and agricultural land uses; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 55 acres of the site is currently being farmed; aerial imagery shows the site has frontage on Apulia Road and Palladino Road, a local road, and is bisected by Butternut Creek, which runs north-south through the site; and
- WHEREAS, the submitted Site Layout and Materials Plans 1 and 2, each dated August 5, 2021, show the proposed solar farms, Carley Solar Farm and Dimon Solar Farm, will be constructed on either side of Butternut Creek; per the subdivision plan, the site will be subdivided into Parcel 1 (41.520 acres) and Parcel 2 (37.823 acres); proposed Parcel 1 contains the lands generally occurring on the west side of Butternut Creek and has frontage on Apulia Road; proposed Parcel 2 contains the lands east of the creek and the frontage on Palladino Road; Parcel 2 also has limited frontage (90') on Apulia Road; and
- WHEREAS, per the Site Layout and Materials Plans, the Carley Solar Farm will be constructed on Parcel 1 and include three sections of solar arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post game fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines at the front of the solar farm; there will be a proposed gravel driveway onto Apulia Road; the Dimon Solar Farm will be constructed on Parcel 2 and include four sections of solar arrays and an inverted equipment pad, all enclosed by a 7' tall wooden post

game fence; two rear infiltration basins are shown at the outskirts of the enclosure; the solar arrays will connect to existing overhead utility lines along Apulia Road; the point of interconnection will occur in the long narrow portion of the parcel that extends to Apulia Road; there will be a proposed gravel driveway onto Palladino Road; solar panels will have a maximum height of 12 feet;

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

WHEREAS, per the local application, changes to the project from the previous plans include: 1) relocating the point of interconnection for the Dimon Solar Farm from Palladino Road to Apulia Road; 2) relocating the Carley Solar Farm access road; 3) relocating the proposed subdivision line; 4) altering the racking layout; and 5) using deer fence with timber posts instead of chain-link fencing, as previously proposed; the limit of disturbance for the project is substantially the same with a slight decrease from 41.36 acres of disturbance originally proposed and 40.72 acres currently proposed; and

WHEREAS, the application includes a viewshed map and photographic simulations, as well as a Decommissioning Plan; the submitted Landscape Plans show landscape borders will be planted along the south lot line of the Carley Solar Farm, adjacent to an open field, and along the southeast corner of the Dimon Solar Farm, adjacent to a single family residential lot; after construction, the sites will be reseeded with native pollinator-friendly vegetation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 40.72 acres of the site will be disturbed by the proposed project and stormwater will flow off panels to the ground and drain as normal to surface water on and around the site; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, the site does not have existing drinking water or wastewater services, nor are any proposed for the project; the site is located outside of the Onondaga County Sanitary District in an area that does not have access to public sewers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site contains a portion of the Butternut Creek 100-year floodplain and floodway, 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, per the local application, TRC performed a wetland and waterbody delineation on July 11, 2016; the project requires two stream crossings that will impact a wetland under US Army Corps of Engineers (USACE) jurisdiction, as well as two USACE jurisdictional streams; one of the streams is also under the jurisdiction of the NYS Department of Environmental Conservation; the applicant has already been issued a Nationwide Permit and Article 15 permit

for the project; and

WHEREAS, the local application indicates that the US Fish and Wildlife Service and New York Natural Heritage Program were consulted regarding the presence of federally- and state-listed threatened and endangered species; both agencies noted the site is in close proximity to known hibernacula for the Northern long-eared bat and may be near the Indiana bat; impacts to bat species are often associated with tree clearing and the EAF indicates that 1.40 acres of trees will be removed to prevent shading the solar arrays; per the local application, tree clearing will take place between October 1 and March 31 to minimize potential impacts to bat species; and

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

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

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved to meet commercial driveway standards, and the applicant must obtain a highway work permit for work in the county right-of-way and submit a copy of the site plan to the Department for its review.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-361

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of David & Tamara Danner for the property located at 105 McDonald 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 McDonald Road (Route 222), a county highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting area variances to increase the width of the driveway and allow parking in the front yard setback on a 0.15-acre parcel in a Residential (RA-1) zoning district; and
- WHEREAS, the site is located at the outskirts of the City's Strathmore neighborhood with surrounding residential land uses and Corcoran High School; the submitted survey map shows the site has frontage on a city-owned portion of McDonald Road and Reinman Road, a local road, and contains a single-family house; a portion of the property at the rear of the house is located in the Town of Onondaga; and
- WHEREAS, per the local application and survey map, the applicant is proposing to demolish the existing driveway on McDonald Road and replace it with a 20' wide driveway that exceeds the allowable width (12' or the width of the garage door); a new parking pad will be added adjacent to the driveway (8' x 15'), which occurs in the prevailing front yard setback; and
- WHEREAS, the local application notes that McDonald Road is a busy road and on-street parking is not permitted on either fronting street; there are three adults residing at the house and the additional parking space is requested to allow on-site parking of three vehicles; 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

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-362

- 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 Maguire Family Limited Partnership for the property located at 959 Hiawatha Boulevard West & 406-410 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage Treatment Facility; and
- WHEREAS, the applicant is proposing new construction, façade alterations and site work on two parcels of an automotive sales and service facility in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board has reviewed past iterations of the proposed project that included project site reviews (Z-17-254, Z-18-65) in 2017 and 2018 for site modifications for the Maguire Syracuse automotive dealership on the subject parcels; the Board also reviewed an other authorization referral (Z-18-66) for sign waivers associated with the project; per the City, the project site review was previously approved and the requested sign waivers were denied; the time limit to complete the project has since lapsed and the project plans have changed, requiring a new project site review; and
- WHEREAS, the following changes from the previously approved iteration of the project are indicated in the referral materials: 1) one of the existing buildings (9,500 sf) will be renovated for use as part of the dealership rather than being demolishing; 2) a previously proposed building (over 44,000 SF) will not be constructed at this time; 3) the location of the previous 44,000 sf building will be prepared for a future building pad and development; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city streets, in the City's Westside neighborhood; the site consists of 6 tax parcels intended for development, with 4 vacant parcels totaling 2.4 acres on the south side of State Fair Boulevard and 2 parcels totaling 13.3 acres on the north side; a seventh parcel is included in the local application; this parcel does not abut any of the other subject parcels and has no development plans; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated August 15, 2016 show the southern part of the site has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and the northern part has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690 to the north; the northern part contains an existing 35,000 sf one-story building (Chrysler Dodge Ram Jeep dealership) and an existing 9,500 sf one-

story building (used car dealership) with a large expanse of pavement for parking surrounding the buildings; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; Harbor Brook runs parallel to the southern portion of the site on an adjacent parcel at the rear of the property; the seventh subject parcel is located on the opposite side of Harbor Brook and appears to provide vegetative buffering to the waterbody; current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain of Harbor Brook, which may require elevation of structures and other mitigation; almost the entirety of the southern parcels are in the more restrictive floodway area;

ADVISORY NOTE: 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 submitted site plans show the existing buildings will be renovated for the dealership use; the Chrysler Dodge Ram Jeep dealership building will be expanded with (2) one-story additions, (1) two-story addition, and an attached five-story car display tower that was previously intended as an accessory building; the submitted elevation and floor plan drawings show exterior façade improvements are planned for both buildings, as well as interior renovations; parking on the northern portion of the site will be expanded to accommodate 690 on-site vehicle display, employee, customer, and service parking spaces and modified with new concrete curbing, landscape islands and bioretention areas; there is an area on the northern portion left undeveloped and labeled “Lot B Base Bid Vacant – Future Development”; access to the northern portion will include three full access driveways, two existing on Hiawatha Boulevard and one proposed on State Fair Boulevard, that will be delineated by removing any existing pavement that extends to the road edge; and

WHEREAS, per the site plans, the southern portion of the site will be developed for additional vehicle display parking (226 spaces); a new bioretention area is shown that will extend almost the entire length of the rear lot line, separating the parking lot from Harbor Brook; the parking lot will be served by two proposed driveways, one onto State Fair Boulevard and one onto Rusin Avenue; and

WHEREAS, the site plans show sidewalks are proposed along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas; there will be crosswalks through the driveways and for crossing drive aisles within the parking areas; the submitted landscaping plans show proposed plantings for the southern portion of the site with 24 new trees proposed, primarily within the landscape islands and bioretention area; two new landscape beds are shown at each front corner of the parking lot; and

WHEREAS, the submitted sign form indicates 13 new signs are proposed with a total of 786.7 sf; signage for the project will include (1) pylon sign (91.8 sf, 8'-9" tall) for Jeep, (1) pylon sign (103.6 sf, 12'-2 ½" tall) for Chrysler, Dodge, Ram, and Jeep, (2) wall signs (30 sf each) for Maguire, (2) wall signs (164 sf each) for Maguire, (1) wall sign (20.5 sf) for Ram, (1) wall sign (15 sf) for Dodge, (1) wall sign (28.1 sf) for Chrysler, (1) wall sign (28.2 sf) for Jeep, (1) wall sign (61.6 sf) for the service center, (1) wall sign (30.4 sf) for Maguire, and (1) wall sign (19.5

sf) for Maguire; all signage will be internally illuminated; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 9, 2021, 17.137 acres of the site will be disturbed by the proposed project; existing bio-retention areas and collection systems will collect runoff from areas of the site; the application indicates the Stormwater Pollution Prevention Plan (SWPPP) has been revised to reflect the changes in the project; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; there are several sanitary sewer lines and easements crossing the site, including one owned by Onondaga County; paved surfaces that are existing and proposed are shown to significantly encroach in all the easement areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within a County easement; any other work within a County easement must be coordinated with WEP; WEP reserves the right to remove anything that is located in its easement as necessary; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734083, 734075, 734030, 734083, 734039, V00222); the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. The applicant must coordinate on the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel and submit a copy of the revised Storm Water Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

2. The applicant must submit a copy of the revised Stormwater Pollution Prevention Plan (SWPPP) to the New York State Department of Transportation

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for review. To further meet Department requirements, the applicant must submit a copy of a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the site's location in a floodplain and floodway, and its proximity to Harbor Brook, the applicant is encouraged to consider further minimizing the size of the parking area proposed and consider green infrastructure accommodations, such as pervious pavement, green roofs, and underground storage, to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality in a sensitive area.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-363

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of SBA Communications for the property located at 411 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install a 4' x 10' concrete slab and new 50kw generator at an existing wireless telecommunications facility on a 0.66-acre parcel in a Lakefront T4 zoning district; and
- WHEREAS, the Board recently offered no position for a use variance referral (Z-21-309) to collocate a three-sector antenna array with three antennas for Dish Wireless on the existing 120-foot monopole tower on the subject parcel; in 2016, the Board offered no position for a site plan referral to install 12 antennas on the existing tower; previously the Board reviewed a site plan referral (Z-14-223) to install 7 antennas; and
- WHEREAS, the site is located in the City's Lakefront neighborhood with surrounding industrial land uses; the site has frontage on Spencer Street, a city street, and abuts I-690 to the south; and
- WHEREAS, aerial imagery dated May 2021 shows the site contains existing structures for an industrial use with outdoor storage of materials occurring on-site; the submitted Compound & Equipment Plans show the wireless telecommunications facility compound is enclosed by a chain link fence and contains an existing monopole tower and concrete pads, a steel platform, an ice bridge, and various ground level equipment; the facility includes equipment for multiple wireless service providers; and
- WHEREAS, per the local application and plan, the proposed concrete pad and generator will be installed within the fenced enclosure and provide backup power to the existing and future T-Mobile equipment on the existing tower; no tower work is included in the scope of this work; and
- WHEREAS, the site is served by an existing driveway onto Spencer Street; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and
- 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

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-364

- 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 Erik Stropp for the property located at 5867 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and Lakeshore Road (Route 123) and Pardee Road (Route 253), both county highways; and
- WHEREAS, the applicant is proposing to install a 31.92 kW solar array on a 4.77-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-365) as part of the proposed project; in 2014, the Board offered no position with comment for a site plan referral (Z-14-408) to open a motorcycle garage and retail establishment on the subject parcel; and
- WHEREAS, the site is located near the intersection of NYS Route 31 and Lakeshore Road; surrounding land uses are commercial and residential; the site is north across Route 31 from an auto auction site, Adesa, and the Cicero-North Syracuse High School; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Proposed Solar Array plan dated December 1, 2021 show the site is landlocked and occurs at the rear of commercial lots that front on Route 31; the site contains an existing shop/store building, a storage shed, pole barn, and concrete block building; the site has access to Route 31 via two interconnections to adjacent commercial lots, including a 60' right-of-way; and
- WHEREAS, per the local application, the solar array is intended to be solely used as an accessory use to the existing building; the plan shows the array (7' x 130') will be constructed at the rear of the site with a proposed conduit connecting it to the shop/store building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-365

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Cicero Town Board at the request of Erik Stropp for the property located at 5867 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 31, a state highway, and Lakeshore Road (Route 123) and Pardee Road (Route 253), both county highways; and
- WHEREAS, the applicant is requesting a special permit to allow installation of a 31.92 kW solar array an existing building on a 4.77-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-364) as part of the proposed project; in 2014, the Board offered no position with comment for a site plan referral (Z-14-408) to open a motorcycle garage and retail establishment on the subject parcel; and
- WHEREAS, the site is located near the intersection of NYS Route 31 and Lakeshore Road; surrounding land uses are commercial and residential; the site is north across Route 31 from an auto auction site, Adesa, and the Cicero-North Syracuse High School; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Proposed Solar Array plan dated December 1, 2021 show the site is landlocked and occurs at the rear of commercial lots that front on Route 31; the site contains an existing shop/store building, a storage shed, pole barn, and concrete block building; the site has access to Route 31 via two interconnections to adjacent commercial lots, including a 60' right-of-way; and
- WHEREAS, per the local application, the solar array is intended to be solely used as an accessory use to the existing building; the plan shows the array (7' x 130') will be constructed at the rear of the site with a proposed conduit connecting it to the shop/store building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-366

- 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 Patricia Ford for the property located at 2797 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a retaining wall and a 600 square foot grass patio area on a 1.01-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-367) as part of the proposed project; in 2014, the Board recommended modification of concurrent site plan and special permit referrals (Z-14-147, Z-14-148) to demolish an existing single-family dwelling and construct a new single-family dwelling; the Board cited requirements for right-of-way work permits, approval of individual sewage disposal plans, and wetland delineations; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; the site has frontage on East Lake Road and is across the street from lands enrolled in NYS Agricultural District 2 that appear to contain active farmland; and
- WHEREAS, the submitted survey map dated November 5, 2015 shows the site contains an existing house with patios and/or porches on three sides and a driveway onto East Lake Road; there is gravel in the state right-of-way that appears to be additional parking; shoreline structures include a patio, steps, and dock; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; no parking, loading, or servicing of vehicles in the state right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Site Plan dated December 6, 2021 shows the proposed retaining wall will be installed the length of the shoreline; the retaining wall is intended for erosion control and will include a double layer of large boulders to protect the bank and plantings along the entire bank; a proposed lawn area (20' x 30') is shown adjacent to the bank; the grade will be removed in this area to allow for a flat, grass patio; ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, per the local application, site plan review is required for any construction

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within 200 feet of any watercourse and within 1,000 feet of the Skaneateles Lake; a special permit is required for grades changes within 100 feet of the lake line and the grass patio area is adjacent to the bank and shoreline; and

WHEREAS, the site is served by an individual septic system, which is shown in the Site Plan to be located in the front yard; drinking water is drawn directly from the lake; no changes to the existing infrastructure are proposed; 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 9.98%, where 10% is permitted, and will remain the same following the proposed project; the referral materials include a letter from the City of Syracuse Water Department dated December 8, 2021 indicating the Department has reviewed the proposed project and has no objection; 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Per the New York State Department of Transportation, the gravel area abutting the East Lake Road shoulder is an encroachment and an unpermitted use in the state right-of-way. The gravel must be removed and the area topsoiled and seeded. A work permit from the Onondaga West Residency office will be required.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-367

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Patricia Ford for the property located at 2797 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a retaining wall and a 600 square foot grass patio area on a 1.01-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-366) as part of the proposed project; in 2014, the Board recommended modification of concurrent site plan and special permit referrals (Z-14-147, Z-14-148) to demolish an existing single-family dwelling and construct a new single-family dwelling; the Board cited requirements for right-of-way work permits, approval of individual sewage disposal plans, and wetland delineations; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; the site has frontage on East Lake Road and is across the street from lands enrolled in NYS Agricultural District 2 that appear to contain active farmland; and
- WHEREAS, the submitted survey map dated November 5, 2015 shows the site contains an existing house with patios and/or porches on three sides and a driveway onto East Lake Road; there is gravel in the state right-of-way that appears to be additional parking; shoreline structures include a patio, steps, and dock; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; no parking, loading, or servicing of vehicles in the state right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Site Plan dated December 6, 2021 shows the proposed retaining wall will be installed the length of the shoreline; the retaining wall is intended for erosion control and will include a double layer of large boulders to protect the bank and plantings along the entire bank; a proposed lawn area (20' x 30') is shown adjacent to the bank; the grade will be removed in this area to allow for a flat, grass patio; ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, per the local application, site plan review is required for any construction

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within 200 feet of any watercourse and within 1,000 feet of the Skaneateles Lake; a special permit is required for grades changes within 100 feet of the lake line and the grass patio area is adjacent to the bank and shoreline; and

WHEREAS, the site is served by an individual septic system, which is shown in the Site Plan to be located in the front yard; drinking water is drawn directly from the lake; no changes to the existing infrastructure are proposed; 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 9.98%, where 10% is permitted, and will remain the same following the proposed project; the referral materials include a letter from the City of Syracuse Water Department dated December 8, 2021 indicating the Department has reviewed the proposed project and has no objection; 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Per the New York State Department of Transportation, the gravel area abutting the East Lake Road shoulder is an encroachment and an unpermitted use in the state right-of-way. The gravel must be removed and the area topsoiled and seeded. A work permit from the Onondaga West Residency office will be required.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-368

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of T-Mobile-American Town Corporation for the property located at 2255 Weeks 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install antennas and ground equipment for T-Mobile at an existing telecommunications facility on a 27.1-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2007, the Board offered no position for concurrent site plan (Z-07-269) and special permit (Z-07-270) referrals to construct the existing wireless telecommunications facility; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, aerial imagery dated May 2021 shows the site has frontage on Weeks Road, a local road, and contains an existing wireless telecommunications facility and a gravel driveway; the site also contains active farm fields and a wooded area; and
- WHEREAS, the submitted Detailed Site Plan dated August 5, 2021 shows the lease area for the facility is enclosed by a chain link fence and includes an existing tower (198' tall), two shelters (11'-8" x 30'-0" and 11'-0" x 20'-0"), and a generator pad (5'-8" x 12'-0"); and
- WHEREAS, the Tower Elevation and Final Antenna Plan show three antennas, one per sector, will be installed on the tower at 179' above ground level; the Detailed Equipment Layout shows the proposed ground equipment will be installed on a 10' x 15' concrete pad and lease area within the existing enclosure; new equipment cabinets are proposed, as well as an ice canopy; additional equipment will include an H-frame, automatic transfer switch, power panel, Hoffman box, and various conduits; and
- WHEREAS, the submitted Narrative indicates the facility is unmanned and unmaintained beyond routine (once monthly) check-ins or emergency repairs if necessitated; and
- WHEREAS, the site is located outside of the Onondaga County Sanitary District in an area that does not have public drinking water or sewers; the site does not have existing drinking water or wastewater services and none are proposed; and

WHEREAS, GIS mapping shows the site may contain a federal wetland area that appears to largely coincide with the wooded portion of the site; 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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-369

- 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 Christopher Neumann for the property located at 2923 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing to replace existing lakefront stairs and approximately 18 linear feet of existing seawall on a 0.73-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2018, the Board offered no position for a special permit referral (Z-18-161) to replace existing lakefront stairs and repair an existing seawall on the subject parcel; a Letter of Transmittal, included with the referral materials, indicates the project currently under review (Z-21-369) is the same as the application proposed, and approved, in 2018 with no changes; and
- WHEREAS, previously, the Board recommended modification of concurrent area variance (Z-08-19), site plan (Z-08-44) and special permit (Z-08-45) referrals to redevelop the subject parcel, a nonconforming lot; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; the submitted survey map dated February 20, 2018 shows the site has frontage on East Lake Road and contains a single-family house, an accessory structure, a pavilion, an outdoor fireplace, lakefront stairs, and a seawall; there is an existing tarvia driveway onto East Lake Road;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, the Project Description states the total length of the proposed seawall and stair reconstruction along the lake line is 24 feet, including approximately 18 linear feet of seawall and 6 feet (width) of the new stairs; and
- WHEREAS, the referral materials includes permits from the NYS Department of Environmental Conservation (Excavation & Fill in Navigable Waters, Water Quality Certification) and US Army Corps of Engineers (Nationwide Permit) issued for the proposed work; a letter from the NYS Office of General Services indicates the OGS determined no permit was required for the project; and
- WHEREAS, the site is served by an individual septic system; drinking water is drawn directly from the lake; no changes to the existing infrastructure are proposed; 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 21.1%, where 10% is permitted, and will decrease to 21.0% following the proposed project; 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 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 applicant is encouraged to consider additional modifications to the site to further reduce impermeable surface coverage and better adhere to coverage limits.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # Z-21-370

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Norman Swanson / Woodbine Group for the property located at 813 West Genesee 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 West Genesee Street (Route 20), a state highway, the municipal boundary between the Town of Skaneateles and the Village of Skaneateles, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow a hotel use on a 0.73-acre parcel in a Highway Commercial (HC) zoning district, as part of a proposed project to redevelop a property into a two-story hotel, gift shop, restaurant, and recreation center; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-371) for several area variances as part of the proposed project; in 2004, the Board offered no position for a special permit referral (Z-04-35) to establish a dry cleaning service in an existing video store; and

WHEREAS, the site is located along the highly traveled West Genesee Street (NYS Route 20) corridor, just outside the Village boundary; surrounding land uses are commercial, shifting to agricultural north and south of Route 20; the site is near a parcel enrolled in NYS Agricultural District 3 that appears to contain active farmland; and

WHEREAS, the submitted survey map dated October 12, 2021 shows the site has frontage and an existing sidewalk on Route 20 and contains a one-story vacant building, formerly Hilltop Restaurant and Cedar House Bowling Center, with parking on three sides; there is an existing driveway onto Route 20; the site has additional frontage on Transportation Drive, a private road that serves the Skaneateles Central School bus garage at the rear of the site; the site has roughly 150' of unrestricted access to Transportation Drive; per the submitted Narrative dated December 3, 2021, the property has a right-of-way easement for use of Transportation Drive; the Narrative also notes that this area was part of the Western Gateway Improvement project, resulting in recent right-of-way improvements that included curbs, sidewalks, and street trees; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and

WHEREAS, the survey map shows two areas labeled "Conveyed to Mott Ventures LLC" (0.26 acres), the owner of the property, and "Conveyed to Town of Skaneateles" (0.26 acres), the owner of the bus garage property; the resultant property line from this land swap is not reflected in current tax mapping; and

WHEREAS, per the Narrative, the proposed project will include removing the restaurant

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structure (2,749 SF) at the front of the building and retaining the remaining, original masonry structure (14,934 SF); a 26' wide, two-story wing will be constructed on the west side and front of the building for a new hotel with 26 rooms, lobby, accessory convenience shops (1,200 SF), and a coffee bar (1,534 SF); a new restaurant with up to 100 seats will be established at the southeast corner of the existing building; four lanes of the bowling alley will be maintained along with 3,823 SF for a game room/recreation space; and

WHEREAS, the submitted Site Plan dated December 3, 2021 shows parking will generally remain on three sides of the building though some parking will be removed and converted to grass; remaining parking areas will be delineated by curbing or stone lined French drains/pea gravel strips and parking spaces will be re-lined; a portion of the front yard parking is located in the state right-of-way; there will be 86 on-site parking spaces total; the existing driveway onto Route 20 will be divided into entrance-only and exit-only lanes by a landscape island with a sidewalk; access to Transportation Drive will be delineated into two driveways; the rear driveway will also provide access to the new dumpster enclosure;

ADVISORY NOTE: per the NYS Department of Transportation, no parking, loading, or servicing of vehicles in the state right-of-way, or backing of vehicles into the right-of-way, is permitted; any work within the state right-of-way is subject to a work permit; and

WHEREAS, per the Narrative, the new building façade will have traditional architectural forms as found elsewhere in the Village and will include a corner clock tower; additional site modifications will include a new outdoor patio area, bike rack, and brick sidewalks around the building; new trees will be planted along all four property lines; per the Narrative, lighting is anticipated to use period style street post light that are dark sky complaint and placed along brick sidewalks, especially at building entrances; a lighting plan and light level diagram will be developed;

ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the state right-of-way will be permitted; and

WHEREAS, area variances requested for the project are necessary to increase total lot coverage from the 60% (permitted) to 69.2% (proposed) and reduce the setback between the northernmost driveway on Transportation Drive and the rear property line from 20 feet (required) to 5.3 feet (proposed); per the Narrative, the site also exceeds the allowable impermeable surface coverage (ISC) with 63.8% existing where 50% is permitted; the ISC will be maintained at 63.8% following the proposed project so the applicant will make a payment into the Town's Land Development Rights Acquisition Fund; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 9, 2021, 0.9 acres of the site will be disturbed by the proposed project; per the Narrative, the site will collect stormwater runoff in the new French drains/pea gravel strips and direct it towards a new bio-swale, shown in the Site Plan at the rear of the property;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers; public sewerage is provided by the Village; per the EAF, total anticipated water demand and liquid waste generation will each be 7,800 gallons per day; and

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

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

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

Per the New York State Department of Transportation, all front yard parking that encroaches into the state right-of-way must be removed. The applicant must also contact the Department to discuss Route 20 access plans. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures, a lighting plan, and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide a sidewalk or crosswalk to connect the sidewalks along Route 20 to the front of the building.
2. To minimize the number of single-use driveways in this area, the Town and applicant are encouraged to consider removing the existing driveway on Route 20.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-371

- 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 Norman Swanson / Woodbine Group for the property located at 813 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, the municipal boundary between the Town of Skaneateles and the Village of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting several area variances on a 0.73-acre parcel in a Highway Commercial (HC) zoning district, as part of a proposed project to redevelop a property into a two-story hotel, gift shop, restaurant, and recreation center; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-370) to allow a hotel use as part of the proposed project; in 2004, the Board offered no position for a special permit referral (Z-04-35) to establish a dry cleaning service in an existing video store; and
- WHEREAS, the site is located along the highly traveled West Genesee Street (NYS Route 20) corridor, just outside the Village boundary; surrounding land uses are commercial, shifting to agricultural north and south of Route 20; the site is near a parcel enrolled in NYS Agricultural District 3 that appears to contain active farmland; and
- WHEREAS, the submitted survey map dated October 12, 2021 shows the site has frontage and an existing sidewalk on Route 20 and contains a one-story vacant building, formerly Hilltop Restaurant and Cedar House Bowling Center, with parking on three sides; there is an existing driveway onto Route 20; the site has additional frontage on Transportation Drive, a private road that serves the Skaneateles Central School bus garage at the rear of the site; the site has roughly 150' of unrestricted access to Transportation Drive; per the submitted Narrative dated December 3, 2021, the property has a right-of-way easement for use of Transportation Drive; the Narrative also notes that this area was part of the Western Gateway Improvement project, resulting in recent right-of-way improvements that included curbs, sidewalks, and street trees; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and
- WHEREAS, the survey map shows two areas labeled "Conveyed to Mott Ventures LLC" (0.26 acres), the owner of the property, and "Conveyed to Town of Skaneateles" (0.26 acres), the owner of the bus garage property; the resultant property line from this land swap is not reflected in current tax mapping; and
- WHEREAS, per the Narrative, the proposed project will include removing the restaurant

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structure (2,749 SF) at the front of the building and retaining the remaining, original masonry structure (14,934 SF); a 26' wide, two-story wing will be constructed on the west side and front of the building for a new hotel with 26 rooms, lobby, accessory convenience shops (1,200 SF), and a coffee bar (1,534 SF); a new restaurant with up to 100 seats will be established at the southeast corner of the existing building; four lanes of the bowling alley will be maintained along with 3,823 SF for a game room/recreation space; and

WHEREAS, the submitted Site Plan dated December 3, 2021 shows parking will generally remain on three sides of the building though some parking will be removed and converted to grass; remaining parking areas will be delineated by curbing or stone lined French drains/pea gravel strips and parking spaces will be re-lined; a portion of the front yard parking is located in the state right-of-way; there will be 86 on-site parking spaces total; the existing driveway onto Route 20 will be divided into entrance-only and exit-only lanes by a landscape island with a sidewalk; access to Transportation Drive will be delineated into two driveways; the rear driveway will also provide access to the new dumpster enclosure;

ADVISORY NOTE: per the NYS Department of Transportation, no parking, loading, or servicing of vehicles in the state right-of-way, or backing of vehicles into the right-of-way, is permitted; any work within the state right-of-way is subject to a work permit; and

WHEREAS, per the Narrative, the new building façade will have traditional architectural forms as found elsewhere in the Village and will include a corner clock tower; additional site modifications will include a new outdoor patio area, bike rack, and brick sidewalks around the building; new trees will be planted along all four property lines; per the Narrative, lighting is anticipated to use period style street post light that are dark sky complaint and placed along brick sidewalks, especially at building entrances; a lighting plan and light level diagram will be developed;

ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the state right-of-way will be permitted; and

WHEREAS, area variances requested for the project are necessary to increase total lot coverage from the 60% (permitted) to 69.2% (proposed) and reduce the setback between the northernmost driveway on Transportation Drive and the rear property line from 20 feet (required) to 5.3 feet (proposed); per the Narrative, the site also exceeds the allowable impermeable surface coverage (ISC) with 63.8% existing where 50% is permitted; the ISC will be maintained at 63.8% following the proposed project so the applicant will make a payment into the Town's Land Development Rights Acquisition Fund; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 9, 2021, 0.9 acres of the site will be disturbed by the proposed project; per the Narrative, the site will collect stormwater runoff in the new French drains/pea gravel strips and direct it towards a new bio-swale, shown in the Site Plan at the rear of the property;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers; public sewerage is provided by the Village; per the EAF, total anticipated water demand and liquid waste generation will each be 7,800 gallons per day; and

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

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

While the Board offers no position with regard to the requested area variances, the following comments are intended for the project as a whole:

1. Per the New York State Department of Transportation, all front yard parking that encroaches into the state right-of-way must be removed. The applicant must also contact the Department to discuss Route 20 access plans. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures, a lighting plan, and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is encouraged to provide a sidewalk or crosswalk to connect the sidewalks along Route 20 to the front of the building.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 29, 2021

OCPB Case # Z-21-372

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Hobbit Hollow Farm, LLC for the property located at 3061 West Lake Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, Benson Road (Route 117), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow for a seasonal wedding venue / event center use on a 95.1-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and

WHEREAS, aerial imagery dated May 2021 shows the 95.18-acre site has frontage on West Lake Road and Benson Road and contains four single-family houses (Hobbit Hollow House and three smaller homes/cottages), a large barn structure, horse boarding and paddocks, and agricultural fields; the Hobbit Hollow House was previously approved as a bed and breakfast but is currently rented to single parties on a short-term basis; and

WHEREAS, per the local application, the special permit is intended to allow for a seasonal event center at Hobbit Hollow Farms for outdoor weddings from May 15 to October 15; event usage will be offered only to parties renting the Hobbit Hollow House; there will be an average of 6-7 events per year with up to 200 guests; events must end by 11pm; events will be catered and utilize tents, port-a-johns, and valet parking, to be organized by the client and brought from off-site; and

WHEREAS, the referral materials show two possible tent areas that have been identified on the site, one adjacent to the horse paddocks and one adjacent to Hobbit Hollow House; a valet parking area is shown at the rear of the barn structure; and

WHEREAS, the site has three existing driveways onto West Lake Road, one of which solely serves the northernmost cottage; there is one existing driveway onto Benson Road; no changes to access are shown;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on West Lake Road must meet Department requirements; all existing or proposed driveways on Benson Road must meet Onondaga County Department of Transportation requirements; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; the referral indicates port-a-johns will be brought in for events; no information was provided regarding drinking water services for events; and

WHEREAS, there are two ponds on-site, which GIS mapping show may be federal waters, and a watercourse that runs east-west through the site, just south of the existing structures; the watercourse appears to be a tributary to Skaneateles Lake; 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 2.7%, where 10% is permitted, and will increase to 3% following the proposed project; a letter from the City of Syracuse Department of Water indicates the office has reviewed the proposed project and has no comments regarding the proposed activity; and

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

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

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must contact each respective Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the Onondaga County Health Department regarding plans for providing wastewater and drinking water services for the proposed use to ensure long-term viability and conformance with all necessary requirements.

The Board also offers the following comments:

1. The Town is advised to consider the potential land use and environmental impacts of the additional use of the site, including wastewater, stormwater, lighting, noise, and traffic impacts to the surrounding area, and land use compatibility with neighboring properties.
2. The Board encourages the Town to ensure an appropriate buffer is maintained for the tributary on-site.

The motion was made by Jim Stelter and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 29, 2021

OCPB Case # Z-21-373

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Architectural Design Guild for the property located at 3593 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 31, a state highway, and Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to establish an auto body shop on a 1.34-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, in 2006, the Board offered no position for a preliminary subdivision referral (S-06-34) to combine two parcels into one new lot, creating the subject parcel; at the time, the Board also reviewed zone change (Z-06-73) and special permit (Z-06-72) referrals for an auto dealership on the site and zone change (Z-06-70), special permit (Z-06-71), area variance (Z-06-72), and preliminary subdivision (S-06-38) referrals for an adjacent parcel; and
- WHEREAS, the site is located near the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted Existing Conditions Survey dated December 6, 2021 shows the site has frontage and an existing sidewalk on Route 31 and contains a one-story vacant building, formerly an auto dealership; almost the entirety of the site is otherwise covered by broken asphalt and the site has two existing driveways onto Route 31; there is an existing easement for ingress and egress along the western lot line that occurs at a traffic signal on Route 31; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the local application, the proposed use, Caliber Collision, will establish an auto body shop, offices, lobby, and break room in the existing building; no site modifications are shown in the referral materials; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 14, 2021, additional on-site parking will be available on an adjacent parcel under common ownership at the rear of the site, which appears to contain a contiguous gravel parking area; the adjacent parcel has frontage on Oswego Road, though it can only be accessed through the subject parcel currently; the survey map shows significant drainage infrastructure and easements on the adjacent parcel; the referral materials do not show the location and delineation of parking areas on this parcel; and
- WHEREAS, the submitted Elevation drawings show two proposed wall-mounted signs on

the front and east faces of the building; exterior renovations will include new doors, metal coping, and façade in places; existing façade, to remain, will be patched as necessary and painted; and

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

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveways on Route 31 and submit a site plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town is encouraged to require a parking plan for the adjacent parcel to consider as part of the local review process. Any development on the adjacent parcel should avoid drainage easements and infrastructure.
2. The Town is advised to consider access management strategies for this area, which may include relocating site access to the existing easement to allow for shared access to the site and neighboring parcels at a traffic signal and facilitate any future development of rear lands.
3. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by reducing the amount of impermeable surfaces on-site and incorporating landscaping along the road frontage and

within the parking lots.

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