



ONONDAGA COUNTY PLANNING BOARD

Tuesday, June 18, 2024
11:00 AM

Carnegie Building
335 Montgomery St., 1st Floor

MEETING AGENDA

- I. Call to Order
- II. Approval of the Minutes of the May 29, 2024 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

Z-24-154

SITE PLAN

CNY Laborer's Union
at 7051 Fly Road

Laborers Local 633 Training Center
Tax Map # 017.-04-16.1

Town of DeWitt

Received: 6/3/2024

30-Day Deadline: 7/3/2024

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road (Route 251), a county highway; and

2

the applicant is proposing a 5,032 sf addition to the existing Laborers' Union 12,000 sf building on a 1.9-acre parcel in an Industrial zoning district; and

3

the Board previously recommended Modification of site plan referral (Z-23-248) to construct an 8,147 sf hands-on training center for this applicant on the adjacent parcel to the west, advising the applicant to ensure appropriate access easements were in place and to provide a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP); and

4

the site is in the area west of Interstate 481 along Fly Road characterized by a mix of commercial and industrial enterprises interspersed with vacant wooded or agricultural lands; the site is south of Ley Creek and its associated wetlands; nearby businesses include McVac Manufacturing Co Inc, FedEx Freight, Ciotti Enterprises, Inc, and a UPS Customer Care and Distribution Center; and

5

the site is a rectangular parcel containing an approximately 12,000 sf single-story building with parking along the western, southern, and eastern sides; the site has access to Fly Road, a county highway, at the southern end of the parcel's frontage and a driveway connection to the adjacent parcel to the south at the rear of the site; and

6

per the Preliminary Site Plan dated 5/23/24, the applicant is proposing to construct a 5,032 sf single-story training center addition for current/future laborers along the rear of the existing building, remove the rear driveway to the adjacent parcel, and reconfigure the rear parking which will result in a loss of 9 parking spaces, leaving a total of 59 spaces on the site; the project application notes 78 parking spaces are required; a referral for an area variance for parking was not received;

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

7

the Site Plan shows a possible 22-space parking lot to be constructed "if necessary" on the adjacent parcel to the rear, the site of the previously proposed training center; the Site Plan also shows a stormwater management basin to be constructed "if future parking spaces are constructed"; the proposal does not include any construction on the rear parcel at this time; and

8

per GIS Mapping, NYS and federal wetlands are nearby, but do not encroach on the subject parcel; an aerial photo from Plumley Engineering dated 8/2023 indicates a "projected wetland" to the north on an adjacent parcel, but not on the site; the Environmental Assessment Form (EAF) dated 5/23/24, notes Plumley Engineering prepared a wetland delineation in 8/2023 and found no wetlands on site; the EAF notes "the proposed development area is over 100' from the edge of the wetlands"; and

9

per the Environmental Assessment Form (EAF) dated 5/23/24, 1.9 acres of the site will be disturbed by the proposed project; per the EAF "the addition's stormwater will be piped to the existing building's stormwater system, which terminates at a catch basin on the north side of the property and is then piped both east and west to swales"; the topographic survey dated 7/25/23 depicts swales along the Fly Road frontage and along

the southern property boundary; the site is located in an Onondaga County Drainage District for Bear Trap/Ley Creek, which is maintained by the Department of Water Environment Protection in this area;

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

10 per the referral notice, the existing building is served by public drinking water; the proposed addition may result in an increase in demand;

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

11 per the referral notice, the existing building is served by public sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; submitted materials do not indicate proposed sewer connection details;

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

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

12 the project is within 2,000 feet of a site (IDs:C734145) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

14 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



Z-24-154

Z-24-155 SITE PLAN

See Also Case: Franklin Park Drive (820)

Kirkwood Office Park

Z-24-156 at 820 Franklin Park Drive

Tax Map # 039.-09-01.3

Town of DeWitt

Received: 6/3/2024

30-Day Deadline: 7/3/2024

1 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 Franklin Park Drive
(Route 181) and Kirkville Road (Route 53), both county highways; and
2 the applicant is proposing construction of a 7,000 sf office building on a vacant 0.9-acre
parcel in a Residential (R-2) zoning district; and
3 the Board is concurrently reviewing a site plan referral (Z-24-156) to construct a 7,000 sf
office building on the adjacent parcel to the west; and
4 the site is located on Franklin Park Drive adjacent to a small commercial node around the
intersection with Kirkville Road, surrounded by residential neighborhoods; neighboring
businesses include a doctor's office, a law firm, and church; and
5 per the Schematic Site Plan dated 4/22/24, the applicant is proposing construction of a
7,000 sf building on the vacant wooded 0.9-acre parcel; per the referral materials, parking
lots to be constructed at the rear of each building will connect, allowing both sites to
utilize the existing shared driveway to Franklin Park Drive with an adjacent parcel to the
east under different ownership, and the proposed driveway access to be constructed on
the northwestern portion of the site; existing parking for the eastern parcel occurs on the
subject parcel; 36 total parking spaces are proposed (11 existing spaces and 25 proposed);
the northwestern parcel (Z-24-156) will have parking lots along the rear and side of the
proposed building, totaling 54 parking spaces; the Schematic Site Plan for Z-24-156 dated
4/22/24 appears to show a line of trees or shrubbery along the western parcel boundary,
screening the two sites from the adjacent residential neighborhood;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on Franklin Park Drive must meet Department requirements; and
6 the Kirkwood Office Park Topographic Survey dated 5/24/24 shows a 10'-wide Sanitary
Sewer Easement along the eastern parcel boundary, where the existing parking is located,
and a 20'-wide drainage easement traversing the northeast corner of the site, both
presumed to be Town easements; and
7 included in the referral materials is a resolution from the Town of DeWitt Zoning Board
of Appeals dated 5/21/1984 to allow a medical and professional office complex to be
constructed on a 5-acre parcel at the intersection of Kirkville Road and Franklin Park
Drive in a Residential R-2 District; the boundaries of this medical and professional office
complex are not explicitly defined; and
8 per the Environmental Assessment Form (EAF) dated 5/1/24, 0.9 acres of the site will be
disturbed by the proposed project; per the EAF, stormwater will be "directed to on-site
stormwater management facilities" for treatment "prior to discharge to Franklin Park
Drive drainage swale"; the Schematic Site Plan for the western site shows proposed
stormwater management areas at the western corner of the site and at the rear; and
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
9 per the referral notice, a new connection to public drinking water is proposed to serve the
site;

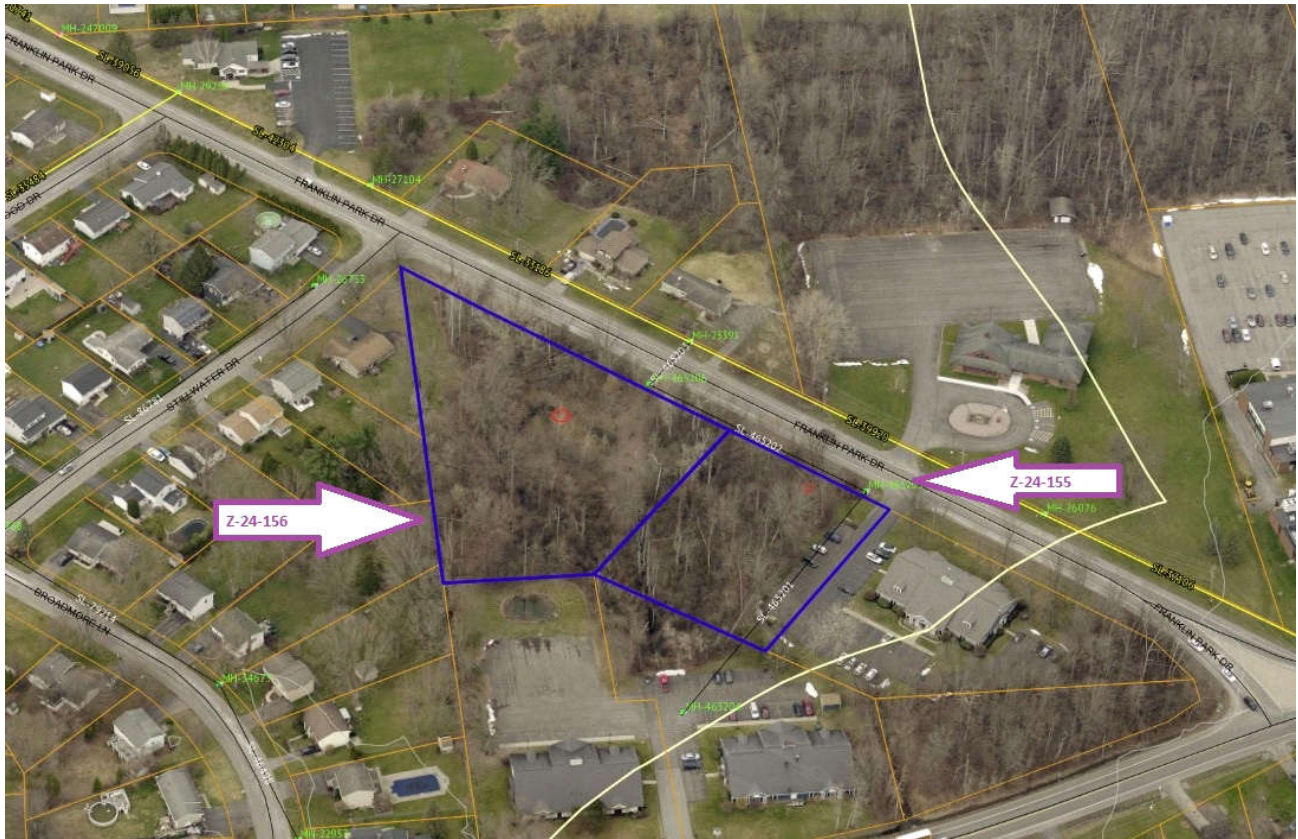
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request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

10 per the referral notice, a new connection to the public sewers is proposed to serve the site; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

11 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and
12 per the Central New York Regional Transportation Authority (CENTRO), Franklin Park Drive and Kirkville Road have public transit service and a bus stop is located at the roads' intersection, approximately 400' from the site; there are no sidewalks on either Franklin Park Drive or Kirkville Road near the site; and

13 the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and



Z-24-155

Z-24-156 SITE PLAN

See Also Case: Franklin Park Drive (812)

Kirkwood Office Park

Z-24-155 at 812 Franklin Park Drive

Tax Map # 039.-09-01.1

Town of DeWitt

Received: 6/3/2024

30-Day Deadline: 7/3/2024

1 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 Franklin Park Drive
(Route 181) and Kirkville Road (Route 53), both county highways; and
2 the applicant is proposing construction of a 7,000 sf office building on a vacant 1.7-acre
parcel in a Residential (R-2) zoning district; and
3 the Board is concurrently reviewing a site plan referral (Z-24-155) to construct a 7,000 sf
office building on the adjacent parcel to the west; and
4 the site is located on Franklin Park Drive adjacent to a small commercial node around the
intersection with Kirkville Road, surrounded by residential neighborhoods; neighboring
businesses include a doctor's office, a law firm, and church; and
5 per the Schematic Site Plan dated 4/22/24, the applicant is proposing construction of a
7,000 sf building on the vacant wooded 1.7-acre parcel; per the referral materials, parking
lots to be constructed at the rear of each building will connect, allowing both sites to
utilize the existing shared driveway to Franklin Park Drive with a developed parcel to the
east under different ownership, and the proposed driveway access to be constructed on
site; the site will have parking lots along the rear and western sides of the proposed
building, totaling 54 parking spaces; the site will have access to the adjacent site's 36
parking spaces; the Schematic Site Plan appears to show a line of trees or shrubbery
along the western parcel boundary, screening the two sites from the adjacent residential
neighborhood;
6 ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on Franklin Park Drive must meet Department requirements; and
included in the referral materials is a resolution from the Town of DeWitt Zoning Board
of Appeals dated 5/21/1984 to allow a medical and professional office complex to be
constructed on a 5-acre parcel at the intersection of Kirkville Road and Franklin Park
Drive in a Residential R-2 District; the boundaries of this medical and professional office
complex are not explicitly defined; and
7 per the Environmental Assessment Form (EAF) dated 5/1/24, 1.84 acres of the site will
be disturbed by the proposed project; per the EAF, stormwater will be "directed to on-site
stormwater management facilities" for treatment "prior to discharge to Franklin Park
Drive drainage swale"; the Schematic Site Plan shows proposed stormwater management
areas at the western corner of the site and at the rear; and
8 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
per the referral notice, a new connection to public drinking water is proposed to serve the
site;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering
Department to determine the activities and structures permitted within OCWA
easements/rights-of-way, water availability and service options, obtain hydrant flow test
information, evaluate backflow prevention requirements, and/or request that the
Authority conduct hydrant flow testing to assess fire flow availability; and

9 per the referral notice, a new connection to the public sewers is proposed to serve the site; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

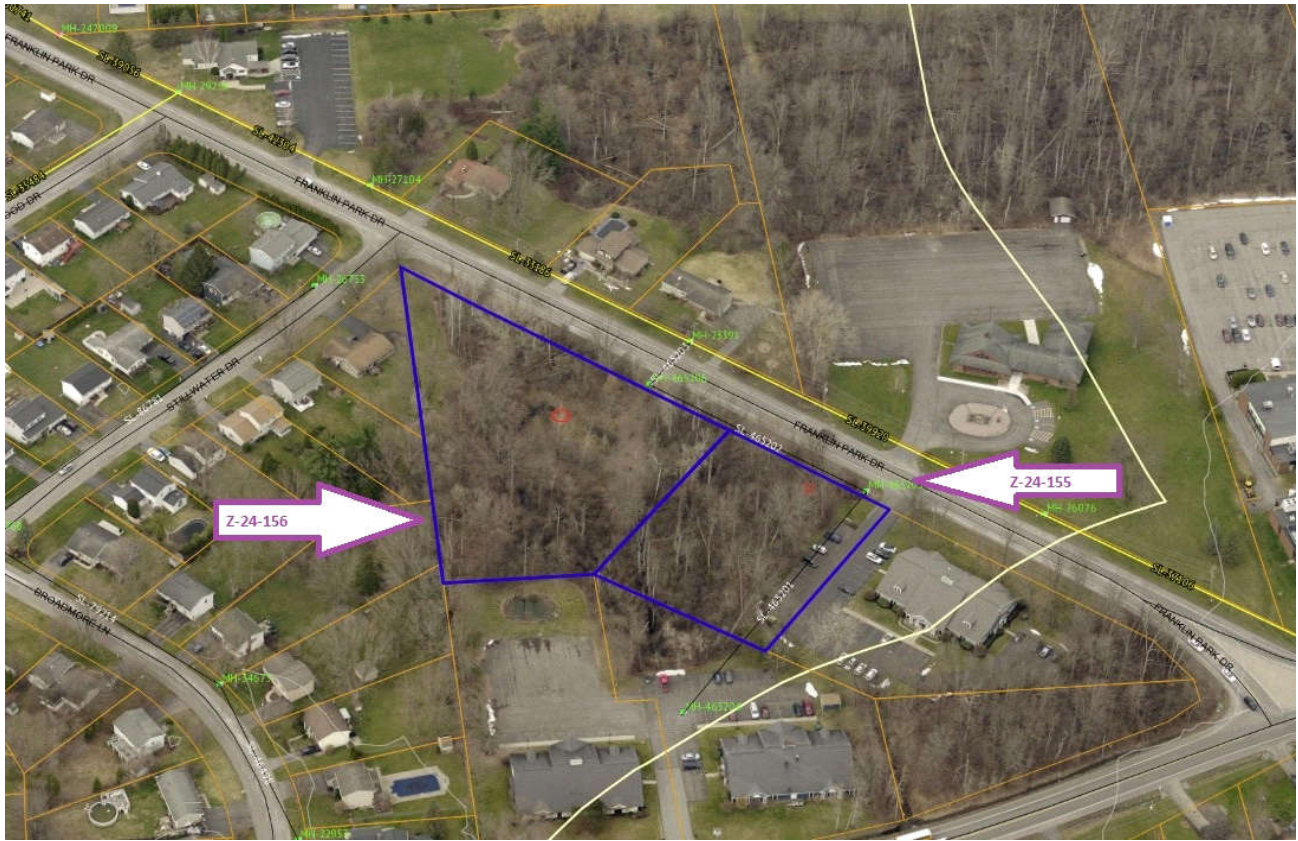
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must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

10 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

11 per the Central New York Regional Transportation Authority (CENTRO), Franklin Park Drive and Kirkville Road have public transit service and a bus stop is located at the roads' intersection, approximately 400' from the site; there are no sidewalks on either Franklin Park Drive or Kirkville Road near the site; and

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

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



Z-24-156

Z-24-157 SITE PLAN

See Also Case: The Wood

The Wood

Z-24-158 at 7431-7439 Canton Street

Tax Map # 032.-06-09.0

S-24-24 Town of Van Buren

Received: 6/4/2024

30-Day Deadline: 7/4/2024

1 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 Canton Street (Route 31), a county highway, and a farm operation located in a NYS Agricultural District; and

2 the applicant is seeking site plan approval for a recently constructed 8,580 sf pole barn and additional parking at an existing golf course facility (the Wood) on two parcels totaling 56.45 acres in a Residential (R-40) zoning district; and

3 the Board is concurrently reviewing a special permit referral (Z-24-158) to approve this indoor pickleball building and expand the existing parking lot and a subdivision referral (S-24-24); and

4 the site is on Canton Street in a rural area between NYS Route 31 and NYS Route 690, surrounded by large lots containing active agriculture and wooded areas; and

5 the site contains an existing golf course, a clubhouse/restaurant building, and apartments in a converted single-family house; the site has a driveway to Canton Street located between buildings and a gravel parking lot with unrestricted access to Canton Street; the remainder of the site is a golf course; and

6 the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility at the rear of the existing apartment-house, connect the pickleball facility to the clubhouse with a new sidewalk, and expand the existing parking lot to the south and west, adding 35 spaces to meet parking requirements (totaling 104 spaces); per the Layout Plan dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing parking lot to two 22'-wide asphalt driveways from Canton Street;

ADVISORY NOTE: The proposed driveways onto Canton Street require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

7 the applicant is proposing to combine the 55.827-acre lot containing the golf course with the adjacent 1.63-acre lot to allow construction of the proposed pickleball facility; per The Wood Subdivision Plat, dated 5/23/24, the new Lot will be 57.457-acres and the proposed facility will be built across the shared parcel boundary; and

8 GIS mapping shows a NYS wetland occurring along the western parcel boundary; the NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the golf course; GIS mapping shows multiple small federal wetlands occur on the golf course along with a larger wetland on the northern parcel; the federal wetlands appear to be outside of the proposed construction area; per the Notes on The Wood Subdivision Plat, dated 5/23/24, the "property does not have any New York State freshwater wetlands according to Map 3 of 21, Onondaga County, Baldwinsville Quadrangle" and "there is no National Wetlands on the property according to the U.S. Fish and Wildlife Wetlands Inventory Map"; the ages of the referenced maps are not provided;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

9 per the Environmental Assessment Form (EAF) dated 3/8/24, 1.01 acres of the site will be disturbed by the proposed project; per the EAF "stormwater is directed to infiltration trenches, drywell, and/or underground infiltration for stormwater quality and quantity"

noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a drywell will be installed at the northern end of the proposed pole barn with additional stormwater infrastructure to be installed next to the pole barn and under the southern portion of the parking lot;

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

10 per the referral, the site is served by public drinking water and the additional facility may result in an increase in use;

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

11 per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

12 the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

14 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



Z-24-157

Z-24-158 SPECIAL PERMIT

See Also Case: The Wood

The Wood

Z-24-157 at 7431-7439 Canton Street

Tax Map # 032.-06-09.0

S-24-24 Town of Van Buren

Received: 6/4/2024

30-Day Deadline: 7/4/2024

1 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 Canton Street (Route
 31), a county highway, and a farm operation located in a NYS Agricultural District; and
 2 the applicant is requesting a special permit for a recently constructed 8,580 sf pole barn
 and additional parking at an existing golf course facility (the Wood) on two parcels
 totaling 56.45 acres in a Residential (R-40) zoning district; and
 3 the Board is concurrently reviewing a site plan referral (Z-24-157) to approve this indoor
 pickleball building and expand the existing parking lot and a subdivision referral (S-24-
 24); and

4 the site is on Canton Street in a rural area between NYS Route 31 and NYS Route 690,
 surrounded by large lots containing active agriculture and wooded areas; and
 5 the site contains an existing golf course, a clubhouse/restaurant building, and apartments
 in a converted single-family house; the site has a driveway to Canton Street located
 between buildings and a gravel parking lot with unrestricted access to Canton Street; the
 remainder of the site is a golf course; and

6 the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility
 at the rear of the existing apartment-house, connect the pickleball facility to the
 clubhouse with a new sidewalk, and expand the existing parking lot to the south and west,
 adding 35 spaces to meet parking requirements (totaling 104 spaces); per the Layout Plan
 dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing
 parking lot to two 22'-wide asphalt driveways from Canton Street;

ADVISORY NOTE: The proposed driveways onto Canton Street require highway access
 and work permits from the Onondaga County Department of Transportation and will be
 subject to the availability of sight distance; and

7 the applicant is proposing to combine the 55.827-acre lot containing the golf course with
 the adjacent 1.63-acre lot to allow construction of the proposed pickleball facility; per
 The Wood Subdivision Plat, dated 5/23/24, the new Lot will be 57.457-acres and the
 proposed facility will be built across the shared parcel boundary; and

8 GIS mapping shows a NYS wetland occurring along the western parcel boundary; the
 NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the
 golf course; GIS mapping shows multiple small federal wetlands occur on the golf course
 along with a larger wetland on the northern parcel; the federal wetlands appear to be
 outside of the proposed construction area; per the Notes on The Wood Subdivision Plat,
 dated 5/23/24, the "property does not have any New York State freshwater wetlands
 according to Map 3 of 21, Onondaga County, Baldwinsville Quadrangle" and "there is no
 National Wetlands on the property according to the U.S. Fish and Wildlife Wetlands
 Inventory Map"; the ages of the referenced maps are not provided;

9 ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC)
 recommends that wetland delineations be reassessed after 5 years; delineated wetland
 boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and
 per the Environmental Assessment Form (EAF) dated 3/8/24, 1.01 acres of the site will
 be disturbed by the proposed project; per the EAF "stormwater is directed to infiltration
 trenches, drywell, and/or underground infiltration for stormwater quality and quantity"

noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a drywell will be installed at the northern end of the proposed pole barn with additional stormwater infrastructure to be installed next to the pole barn and under the southern portion of the parking lot;

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

10 per the referral, the site is served by public drinking water and the additional facility may result in an increase in use;

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

11 per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

12 the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

14 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



Z-24-158

Z-24-160

SITE PLAN

Society of St. Pius X of Syracuse

Blessed Virgin Mary - Mater Dei Academy

at 2656 Warners Road

Tax Map # 006.-02-34.0

Town of Camillus

Received: 6/4/2024

30-Day Deadline: 7/4/2024

1

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 Warners Road (Route 57), Newport Road (Route 36) and Canton Street (Route 31), all county highways, the municipal boundary between the Town of Camillus and the Town of Van Buren, and a farm operation located in a NYS Agricultural District; and

2

the applicant is proposing construction of athletic fields, a field house, church, convent, dormitory and cemetery on a 45.2-acre parcel in Residential (R-3) and Mixed Residential (R-4) zoning districts; and

3

the site is the home of Mater Dei Academy, located along Warners Road in an area characterized by large rural parcels containing active agriculture and woodlands; the site has two frontages on Warners Road and frontage on Newport Road, both county highways; the school buildings and parking are located near the western Warners Road frontage with fields and wooded areas covering the rest of the large parcel; and

4

the applicant is proposing a multi-phase expansion of the school and church, currently housed in the existing building; Phase 1 includes construction of two new soccer fields and a baseball diamond in the middle of the rear portion of the property; Phases 2 through 4 will be determined by funding, but the proposal includes construction of a 12,000 sf field house, outdoor basketball court, and expansion of existing parking from 60 to 100 spaces, construction of a new 2-story, 21,000 sf church building with 750 seating capacity, parking lot, sidewalks, and driveway to Newport Road, construction of a 2-story 2,400 sf priory, a 2-story, 1,200 sf convent, and 2-story, 4,000 sf dormitory, and a 1,493-plot cemetery; per the Site Master Plan dated 5/16/24, the full proposal will be contained to central and western portions of the site with the eastern portion, containing woodlands and wetlands, to remain; and

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners and Newport Roads must meet Department requirements; and

5

per the Environmental Assessment Form (EAF) dated 2/19/24, 22 acres of the site will be disturbed by the proposed project; per the referral materials, 8.12 acres would be disturbed by Phase 1; a Stormwater Pollution Prevention Plan dated 5/16/24 and prepared by Terry Horst Landscape Architecture, PC was included in the referral materials; per the EAF, the proposal will create 6.5 acres of impervious surface and stormwater "will be stored on site via underground stormwater storage systems";

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

6

GIS mapping shows the eastern side of the site may contain state (CAM-20) and federal wetlands; per the Site Master Plan, the wetland boundary and 100' buffer occur east of the proposed development, but the Plan does not note the source of that boundary or the date of delineation; per the EAF, the site contains 12.43 acres of wetlands which will remain after project completion;

ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

7 per the Environmental Assessment Form (EAF) dated 2/19/24, the site is served by public drinking water with an anticipated demand of 2,885 gallons per day; it is assumed the proposed development will require additional connections;

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

8 per the EAF, the site is served by an individual septic system; the referral materials depict an existing septic field behind the existing building with an additional proposed septic field to serve the church, priory, and convent to be located between proposed parking areas; and

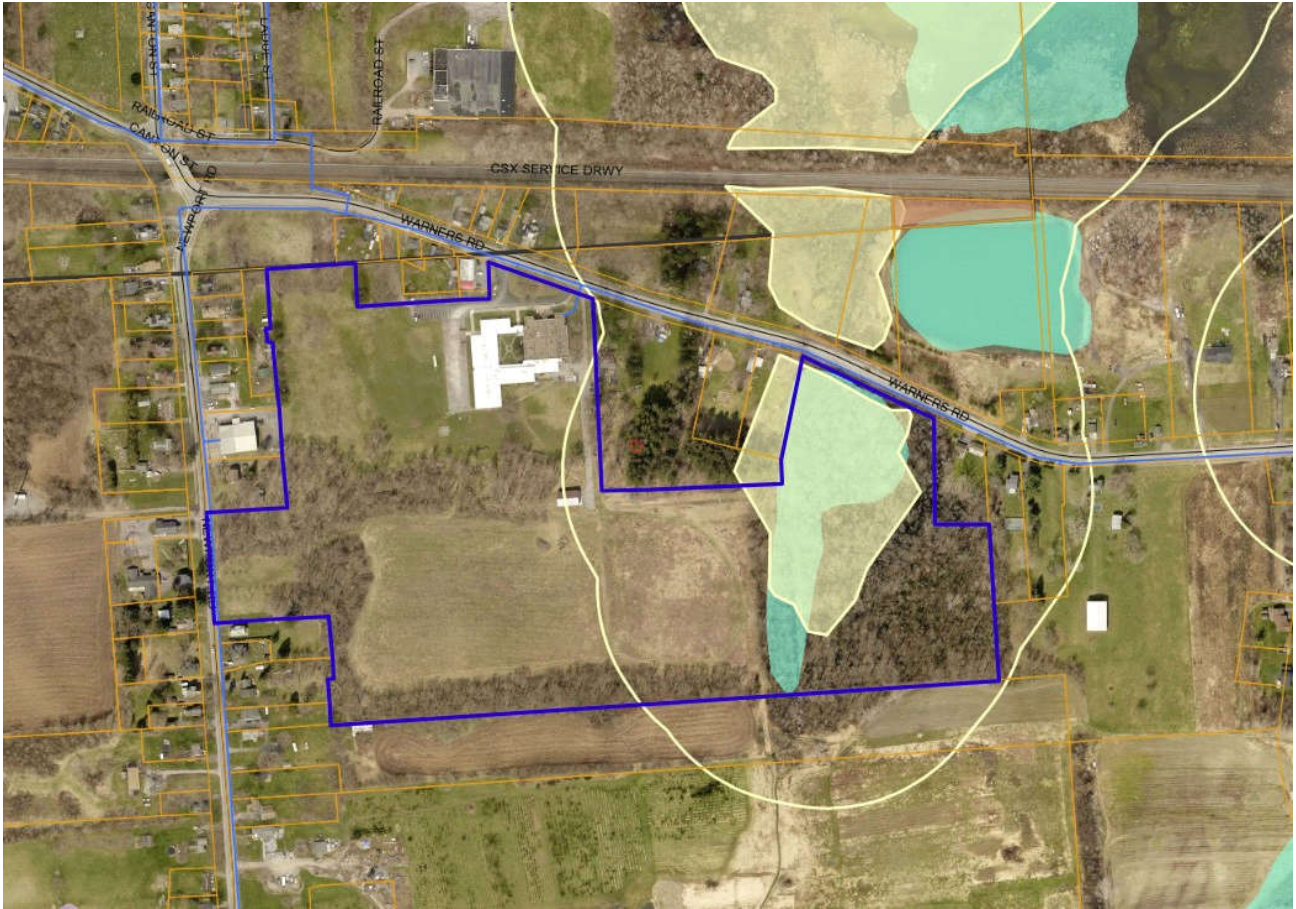
9 surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and

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

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

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

12 the site contains the Mater Dei Academy which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the referral materials include a letter from Robyn Sedgwick of the New York State Office of Parks, Recreation and Historic Preservation dated 3/14/24 stating the submission was received and OPRHP concluded “the project, as described, will have No Adverse Impact on historic or archaeological resources”; and



Z-24-160

Z-24-169

LOCAL LAW

Town of Salina

Northern Lights Plaza Overlay District
Tax Map # 057.-05-05.3, 057.-05-11.0,

Town of Salina

Received: 6/12/2024

30-Day Deadline: 7/12/2024

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

the applicant is proposing a local law to create a Northern Lights Plaza Overlay District on multiple parcels; and

the Board has reviewed multiple referrals regarding the rehabilitation of Northern Lights Plaza, most recently offering No Position with Comment on a zone change referral (Z-24-134) to apply the Repurposing and Reuse Floating Overlay zoning district to the site, encouraging the Town and applicant to ensure any redevelopment of the site improve site design, drainage, and reinforce walkability along with adding landscaping, sidewalks and crosswalks, replace extraneous asphalt with green infrastructure, encouraging the restoration of Bear Trap Creek and extending its greenway and trail system, and establish pedestrian and bicycle connections through the site as a key location in the US Route 11 corridor, and ensure the design of the site is in keeping with the Town’s desired vision as part of the Salina Comprehensive Plan; other previous referrals for the site include a proposed Northern Lights Plaza Overlay District (NLPOD) (Z-23-134) to allow distribution facilities at the site with the Board encouraging the Town to expand the permissible uses allowed under the NLPOD and a zone change referral (Z-23-188) to include the site within a 46-parcel Cannabis Business District Overlay district; in 2023, the Town of Salina adopted changes to their Zoning Code (Z-23-148) to authorize Planned Unit Development zoning districts (PUD); and

the Northern Lights Shopping Center lies along a mixed-use and commercial corridor, bordering Interstate 81 and Hancock International Airport, and with nearby residential neighborhoods to the south; and

the 29.4-acre site consists of the eight parcels that make up what is known as Northern Lights Plaza; the plaza is accessed via Brewerton Road, a state highway, and South Bay Road, a county highway, and contains multi-tenant retail buildings, several vacant commercial tenant spaces, and a large parking lot at the center; and

the applicant is proposing creation of an overlay district for Northern Lights Plaza that will allow a mix of commercial, industrial, and residential uses; per the proposed law, permitted uses to be allowed within the district include restaurants, hotels and motels, retail, office, shopping center, theaters, health clubs, sale or leasing of motor vehicles, warehouse, storage, distribution facilities, telecommunications facilities, multiple residential dwellings, schools, and medical; uses allowed with a special permit include gasoline service facilities, funeral homes, animal hospitals and kennels, transitional parking areas, care homes, and outside storage; additional provisions in the law include specific parking requirements for type of use and giving the Zoning Board of Appeals the power to reduce setback, dimensional, and parking requirements based on a list of criteria during site plan or special permit review; advertising and sign regulations allow the owner of the plaza to replace one or both of the two existing pylon signs with signs of similar height and area, but allows the owner of the plaza to locate the signs at their discretion, allow a new pylon sign up to 60’ high and 1,000 sf in area along the US Route 11 frontage, and allow one rooftop billboard sign; there are no provisions for reducing impermeable surface, pedestrian and bicycle accommodations, or ensuring no negative

impacts to adjacent residential neighborhoods; and

7 the site is currently within a Planned Commercial (C-3) district; per the Town of Salina Code, C-3 allows the following uses by right: restaurants, hotels, motels, retail sales and service, offices, radio and television studios, shopping centers, theaters, and day-care centers; uses allowed with a Special Permit include: gasoline service facilities, new and used motor vehicle sales, outdoor theaters, recreation facilities, funeral homes, animal hospitals and kennels, utility service facilities, and cemeteries; and

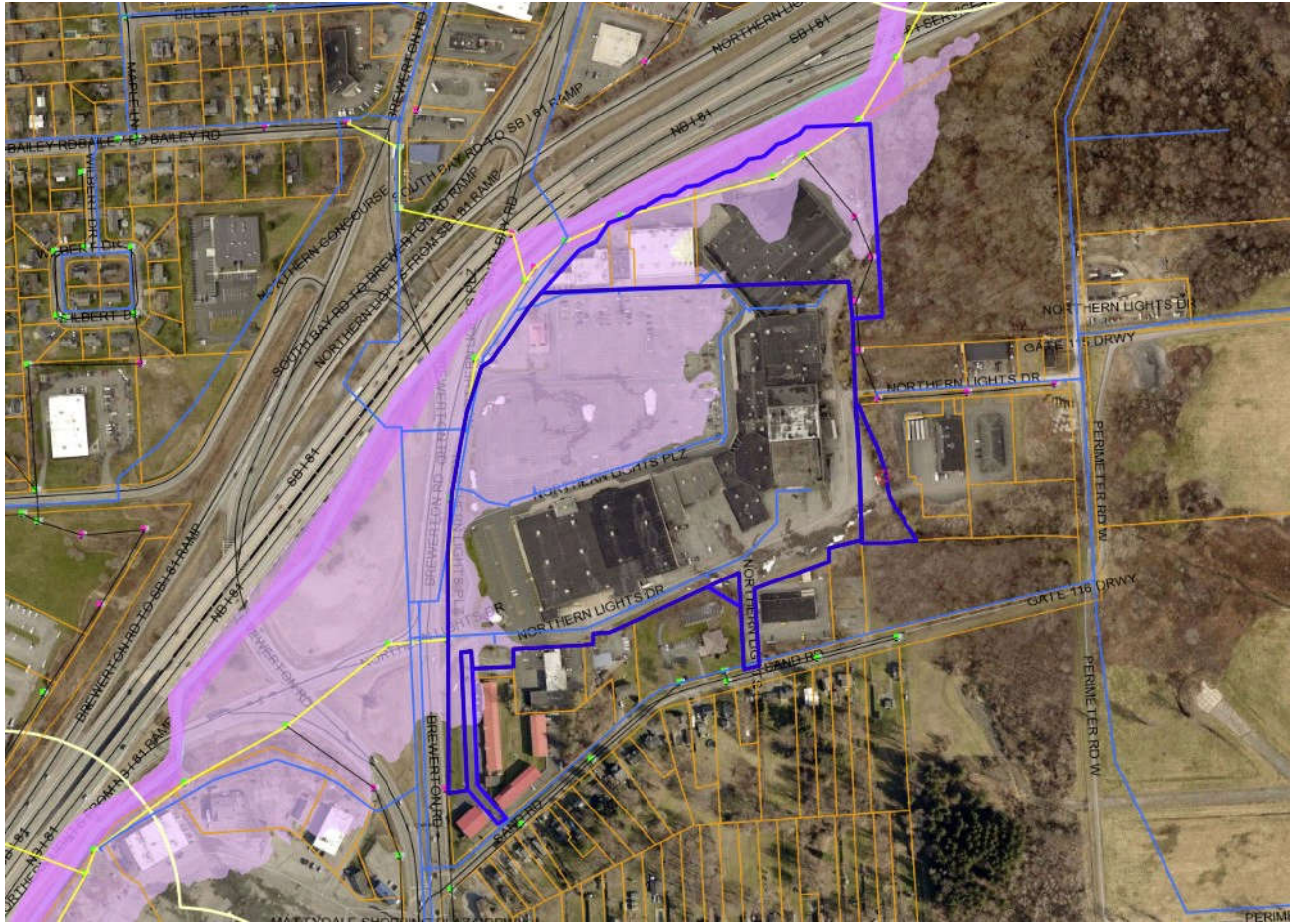
8 current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, including existing building locations to the north and west, is located within the 100-year floodplain for Bear Trap Creek, which is also part of a present federal wetland; the site's location within the floodplain may require avoidance or elevation of structures and other mitigation; the northern boundary of the site is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; and

9 the Town of Salina is currently developing their first Comprehensive Plan; and
10 the Syracuse Metropolitan Transportation Council (SMTC) "US 11 Mattydale Mobility Study, Town of Salina" dated 8/12/22, provides an analysis of "transportation system mobility needs along the US Route 11 corridor within the Mattydale community"; the study cites Northern Lights Plaza as an area at the northern end of the corridor which presents opportunities for improvement for mobility in this corridor; in the Conceptual example for Northern Lights Plaza, the Bear Trap Creek bicycle trail is depicted along the plaza's frontage on Brewerton Road before continuing under Interstate 81 to South Bay Road; pedestrian connections are shown at the southern end of the site, connecting to areas across Brewerton Road and Sand Road; the study also encourages maintenance of a bus stop within the plaza, encouraging a shelter given the bus ridership in this location; and

11 the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

12 per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located within approximately 600' of the site; per aerial imagery, there are no sidewalks or pedestrian infrastructure allowing pedestrians safe and easy access to the site; and

13 the site may contain the Northern Harrier, 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



Z-24-169

S-24-24 FINAL SUBDIVISION

See Also Case: The Wood

The Wood

Z-24-157 at 7431-7439 Canton Street

Tax Map # 032.-06-09.0

Z-24-158 Town of Van Buren

Received: 6/4/2024

30-Day Deadline: 7/4/2024

1 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 Canton Street (Route
31), a county highway, and a farm operation located in a NYS Agricultural District; and
2 the applicant is proposing to combine two lots to create a 56.45-acre parcel in a
Residential (R-40) zoning district as part of a project to approve an indoor pickleball
building, renovate an existing parking lot, and construct a new parking lot; and
3 the Board is concurrently reviewing site plan and special permit referrals (Z-24-157 and
Z-24-158) to construct an indoor pickleball building and expand the existing parking lot;
and
4 the site is on Canton Street in a rural area between NYS Route 31 and NYS Route 690,
surrounded by large lots containing active agriculture and wooded areas; and
5 the site contains an existing golf course, a clubhouse/restaurant building, and apartments
in a converted single-family house; the site has a driveway to Canton Street located
between buildings and a gravel parking lot with unrestricted access to Canton Street; the
remainder of the site is a golf course; and
6 the applicant is proposing to combine the 55.827-acre lot containing the golf course with
the adjacent 1.63-acre lot to allow construction of the proposed pickleball facility; per
The Wood Subdivision Plat, dated 5/23/24, the new Lot will be 57.457-acres and the
proposed facility will be built across the shared parcel boundary; and
7 the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility
at the rear of the existing apartment-house, connect the pickleball facility to the
clubhouse with a new sidewalk, and expand the existing parking lot to the south and west,
adding 35 spaces to meet parking requirements (totaling 104 spaces); per the Layout Plan
dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing
parking lot to two 22'-wide asphalt driveways from Canton Street;
ADVISORY NOTE: The proposed driveways onto Canton Street require highway access
and work permits from the Onondaga County Department of Transportation and will be
subject to the availability of sight distance; and
8 GIS mapping shows a NYS wetland occurring along the western parcel boundary; the
NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the
golf course; GIS mapping shows multiple small federal wetlands occur on the golf course
along with a larger wetland on the northern parcel; the federal wetlands appear to be
outside of the proposed construction area; per the Notes on The Wood Subdivision Plat,
dated 5/23/24, the "property does not have any New York State freshwater wetlands
according to Map 3 of 21, Onondaga County, Baldwinsville Quadrangle" and "there is no
National Wetlands on the property according to the U.S. Fish and Wildlife Wetlands
Inventory Map"; the ages of the referenced maps are not provided;
ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC)
recommends that wetland delineations be reassessed after 5 years; delineated wetland
boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and
9 per the Environmental Assessment Form (EAF) dated 3/8/24, 1.01 acres of the site will
be disturbed by the proposed project; per the EAF "stormwater is directed to infiltration
trenches, drywell, and/or underground infiltration for stormwater quality and quantity"

noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a drywell will be installed at the northern end of the proposed pole barn with additional stormwater infrastructure to be installed next to the pole barn and under the southern portion of the parking lot;

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

10 per the referral, the site is served by public drinking water and the additional facility may result in an increase in use;

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

11 per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

12 the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

14 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



S-24-24

Z-24-153

SITE PLAN

Trinity Assembly of God
at 4398 State Route 31

Trinity Assembly of God Church
Tax Map # 059.-01-16.2

Town of Clay

Received: 5/30/2024

30-Day Deadline: 6/29/2024

1

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 State Route 31, a state highway; and

2

the applicant is proposing to construct a 5,400 sf addition, a 500 sf breezeway and add 146 parking spaces to an existing church (Trinity Assembly of God) on a 22.6-acre parcel in a Residential Agricultural (RA-100) zoning district; and

3

the site is located along NYS Route 31 in a transitional area of large rural parcels containing agriculture and woodlands and single-family residential developments; Mud Creek and its associated wetlands and floodplains occur west of the site and Orange Commons housing development is adjacent to the east; the Town of Clay municipal buildings, fire station, highway department, and Clay Park North are across NYS Route 31; and

4

the site is a large parcel containing two church buildings fronted by a 94-space parking lot and driveway to NYS Route 31; per aerial imagery from May 2021, the eastern half and southern half of the site are wooded and vacant; and

5

per the Layout Plan dated 5/28/24, the applicant is proposing a 5,400 sf addition to the rear of the existing 9,100 sf eastern building along with rerouting the existing gravel fire department access road to circulate around the addition; a 146-space parking lot and dumpster enclosure is proposed for the eastern side of the buildings; a 520 sf building connection is proposed between the two existing buildings; and

6

per the Topographic Survey dated 3/4/24, multiple easements are on the property: 30'-wide and 20'-wide Onondaga County Sanitary Sewer easements and a 99'-wide OCWA easement traverse the property east to west to the rear of the developed portion of the site; per the Layout Plan, the proposed construction occurs outside of the easements except for the gravel fire department access road; a 20'-wide easement "per tract map" is located parallel to the existing driveway and north of developed area and no proposed work will occur within this easement; and

7

per the Environmental Assessment Form (EAF) dated 05/24/24, 2.4 acres of the site will be disturbed by the proposed project; per the EAF, the proposed construction will increase the impervious surface by 1.35 acres; the Layout Plan shows a stormwater basin to be constructed along the north side of the proposed parking lot;

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

8

per the referral notice, the site is served by public drinking water and the proposal is expected to result in an increase in demand, totaling 1,080 gallons used per day;

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

9 per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, the proposal is expected to generate an increased wastewater flow totaling 1,080 gallons per day; the proposal includes relocating a private pump station to north of the proposed breezeway; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

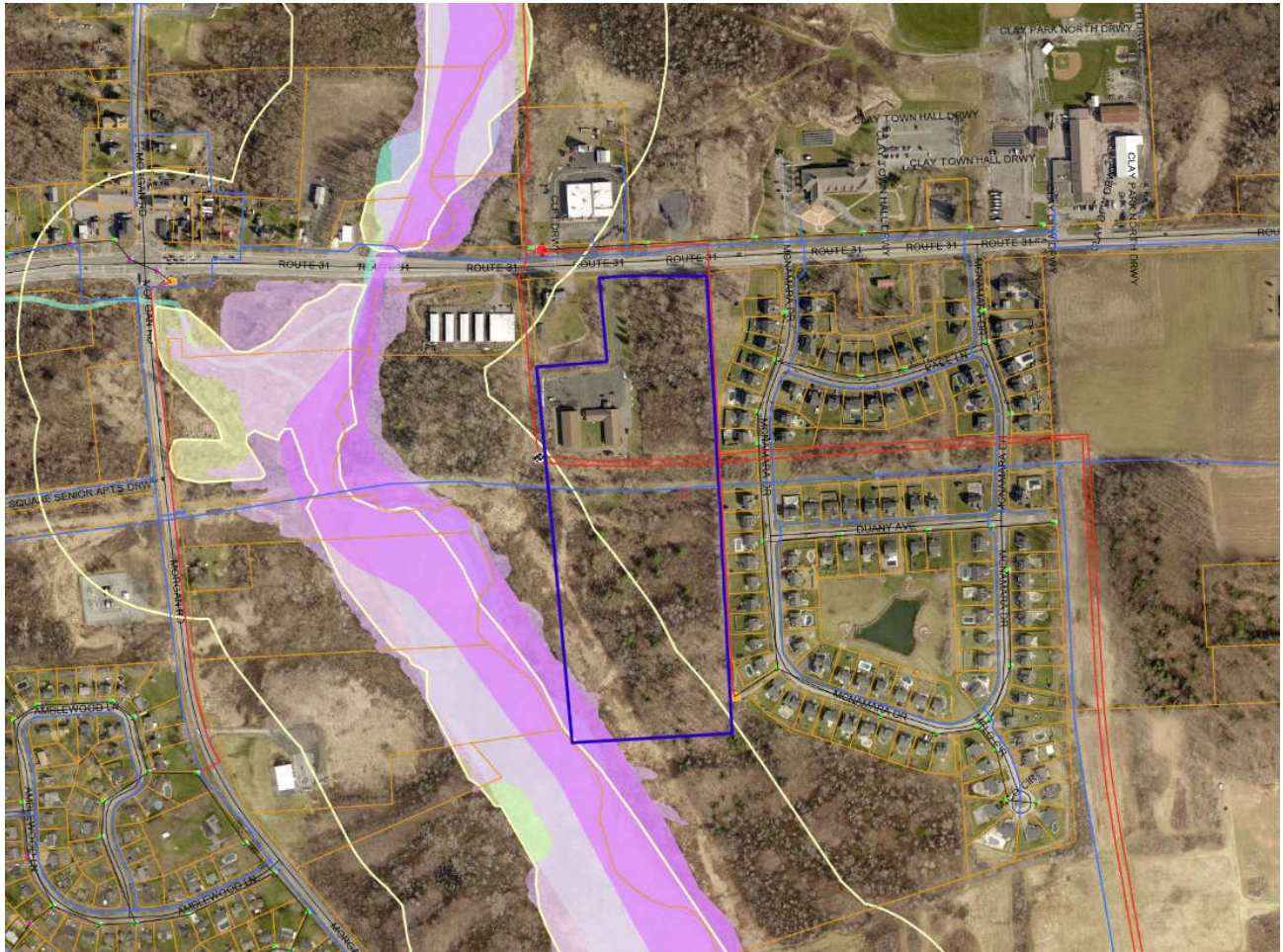
10 a Lighting Plan completed by Napierala Consulting dated 5/28/24 was included in the referral materials; and

11 the site is located approximately 2.5 miles west of the recently announced Micron semiconductor campus, slated to attract significant on-site and spinoff development of industrial, manufacturing, commercial and housing to the area; and

12 GIS mapping shows the southwest corner of the site may contain state and federal wetlands (including NYS wetland BRE-17); the proposed work occurs outside of the wetlands and their associated buffer; and

13 current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southwest corner of the site is located within the 100-year floodplain and floodway for Mud Creek, which may require avoidance or elevation of structures and other mitigation; per the Layout Plan, the proposed work will occur outside of the floodplain and floodway; and

14 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



Z-24-153

Z-24-151

LOCAL LAW

Town of Marcellus

Sign Regulations

Tax Map #

Town of Marcellus

Received: 5/21/2024

30-Day Deadline: 6/20/2024

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General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and the applicant is proposing a local law to amend Chapter 235-26 of the Town of Marcellus Zoning Code to amend certain provisions pertaining to signs; and per the "Second Amended Local Law", the purpose of amending the Zoning Code as it pertains to signs is to “promote attractive signs which clearly present the visual message in a manner that is compatible with their surroundings”; and multiple changes to §235-26.1 "Signs" are to clarify and refine the regulations; §235.26.1(2) is altered to state “all signs are specifically prohibited” except as defined by the code; and §235-26.1(2)B pertains to specifications for signs within Residential Zones and this law adds the specification R-1, R-2, R-3, and R-4 which are the four Residential Zoning designations within the Town; and §235-26.1(1) within signage portion of the ordinance, the definition of “Farming Operation” was removed and replaced with “Agricultural Sign” defined as “any sign relating to a farm”; and §235-26.1(2)C pertains to signs within non-residential zoning districts, correcting “Agricultural Zones” to A-1 and adding “pre-existing commercial business entities”; regulations for Wall signs have been changed to calculate the maximum allowed sign based on the length of building frontage, changed from a square-footage maximum; and §235-26.1(4), "Signs allowed without a permit" stipulates temporary signs shall not be placed for more than three consecutive months without requiring a permit, with proposed exceptions for real estate signs and “corrugated plastic yard signs with wire stands, or signs similar in nature, 24”x18” or smaller”; and §235-26.1(5), "Existing signs" will allow signs in existence at the adoption date of this proposal which do not conform to the proposed code to be “grandfathered in, such that said signs may remain in their present condition”; and

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

No Map Available

Z-24-151

Z-24-152

USE VARIANCE

My Best Friend's House, Inc.

My Best Friend's House - pet daycare & kennel

at 709 North Main Street, Suite 10

Tax Map # 013.-01-03.1

Village of North Syracuse

Received: 5/21/2024

30-Day Deadline: 6/20/2024

1

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 North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero; and

2

the applicant is requesting a use variance to allow pet boarding / kenneling in an existing doggie day-care on a 4.21-acre parcel in a Commercial (C-2A) zoning district; and

3

the Board recently recommended No Position on site plan and special permit referrals (Z-23-304, Z-23-305) to install a sushi and hibachi restaurant in this plaza; the Board also previously recommended No Position with Comment on a use variance referral (Z-19-361) to allow the boarding of dogs and cats on site within this subject tenant space, advising the applicant and municipality to contact Onondaga County Department of Transportation early in planning processes to coordinate any requirements; and

4

the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and

5

aerial imagery shows the site contains an existing shopping plaza, Bear Road plaza, with a large asphalt parking lot in front of the plaza, additional parking at the rear of the plaza, and two driveways each onto Bear Road and Route 11; the subject business will lease Suite 10 within the plaza, previously occupied by Petphoria doggy daycare; the subject space has direct access to Bear Road;

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

6

the applicant is proposing to operate a doggy daycare and kennel facility in an existing space that has been operating a doggy daycare and kennel facility; per Town code, a doggy daycare is permitted, but a kennel is not a permitted use and requires a use variance; per the referral materials, the space is already equipped for kenneling with “pet suites and indoor and outdoor play areas” and “has zoning code interpretation [from the Village] allowing for boarding of cats and dogs on a limited basis of 10 cats or dogs for one night and over the weekends”; the proposed use variance would expand the existing kenneling use of the facility, allowing the business to be more financially viable; the referral does not describe any proposed exterior changes to the site; and

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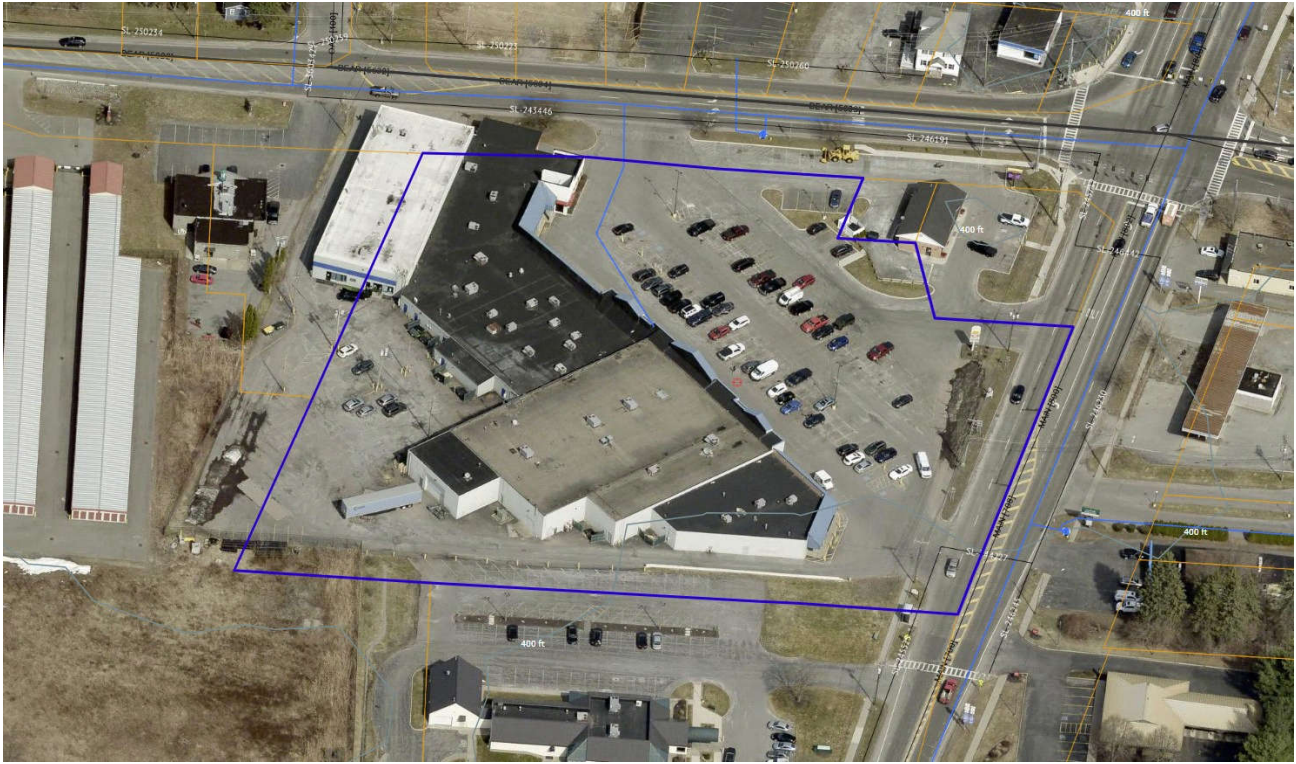
the Land Survey dated 6/24/21 shows an easement belonging to the Onondaga County Water Authority located within the parking lot; and

8

the site is served by public drinking water and may result in an increase in use;

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

- 9 the site is served by public sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- 10 the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- 11 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



Z-24-152

Z-24-159

ZONE CHANGE

Hogan Drs, LLC
at 8104 Cazenovia Road

Seven Pines Office Park
Tax Map # 112.-02-02.7

Town of Manlius

Received: 6/4/2024

30-Day Deadline: 7/4/2024

1

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and

2

the applicant is requesting a zone change on a 0.90-acre parcel from Restricted Agricultural (RA) to Residential Multiple-Use (RM) to allow for the addition of seven new residential apartments in an existing mixed-use building; and

3

the Board has reviewed multiple referrals for this site, most recently offering No Position on site plan and special permit referrals (Z-23-122 and Z-23-123) to allow apartments to be constructed on the second floor of two existing buildings in this office park and offering No Position on a zone change referral (Z-22-195) to change 4 parcels from Commercial A (CA) and Restricted Agriculture (RA) to Residential Multiple-Use (RM) to allow second-floor residential apartments in four office buildings; and

4

the site is located on Cazenovia Road in a primarily residential area east of Mill Run Park; Suburban Park apartment complex borders the site to the southeast and other apartment complexes and dwellings exist to the north and west; Dragon Orthodontics borders the site to the north and the property abuts forested land containing Limestone Creek to the southwest; and

5

the site is one parcel of four within the Seven Pines Office Park, containing an approximately 5,900 sf building (per GIS mapping), a parking area, and a driveway to Cazenovia Road, a state highway; the office park is comprised of four parcels, each containing a building and parking, arranged in a U, with two driveway connections to Cazenovia Road; a survey was not included in the referral; and

6

per the Environmental Assessment Form (EAF) dated 4/4/24, the applicant is seeking a zone change to Residential Multiple-Use (RM) to allow seven new residential units to be constructed on the first and second floors of the building while keeping the building mixed-use with a commercial space already located on the first floor; no changes are proposed to the exterior of the building or parking area; per Town staff, two of the buildings within the complex have already changed to Residential Multiple-Use (RM) to allow those buildings to be converted to mixed-use; and

7

per the Town Zoning Code, the Residential Multiple-Use (RM) zoning district is “designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; uses permitted within this district include offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, public stenographers, mailing service without presses, telephone answering services, funeral homes, day-care center, care home, teaching of music, dance or other similar types of instruction, bed-and-breakfast accommodations, dressmaker and/or tailoring, decorator, photographer, art studio, and apartment(s) for residential use; uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses are expressly excluded from the district; and

8 per the Town's zoning map, parcels to the north, east, and southeast are zoned Residential (R-5), parcels to the northwest are zoned Commercial A (CA), parcels to the west are zoned Residential (R-1), and parcels to the south are zoned Restricted Agriculture (RA); the map shows several parcels further west along Cazenovia Road that are Residential Multiple-Use Districts; and

9 per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; per the survey, a 10' water easement crosses near the west boundary of Lot 4B and a 20' water line easement crosses Lots 4B and 3B;

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

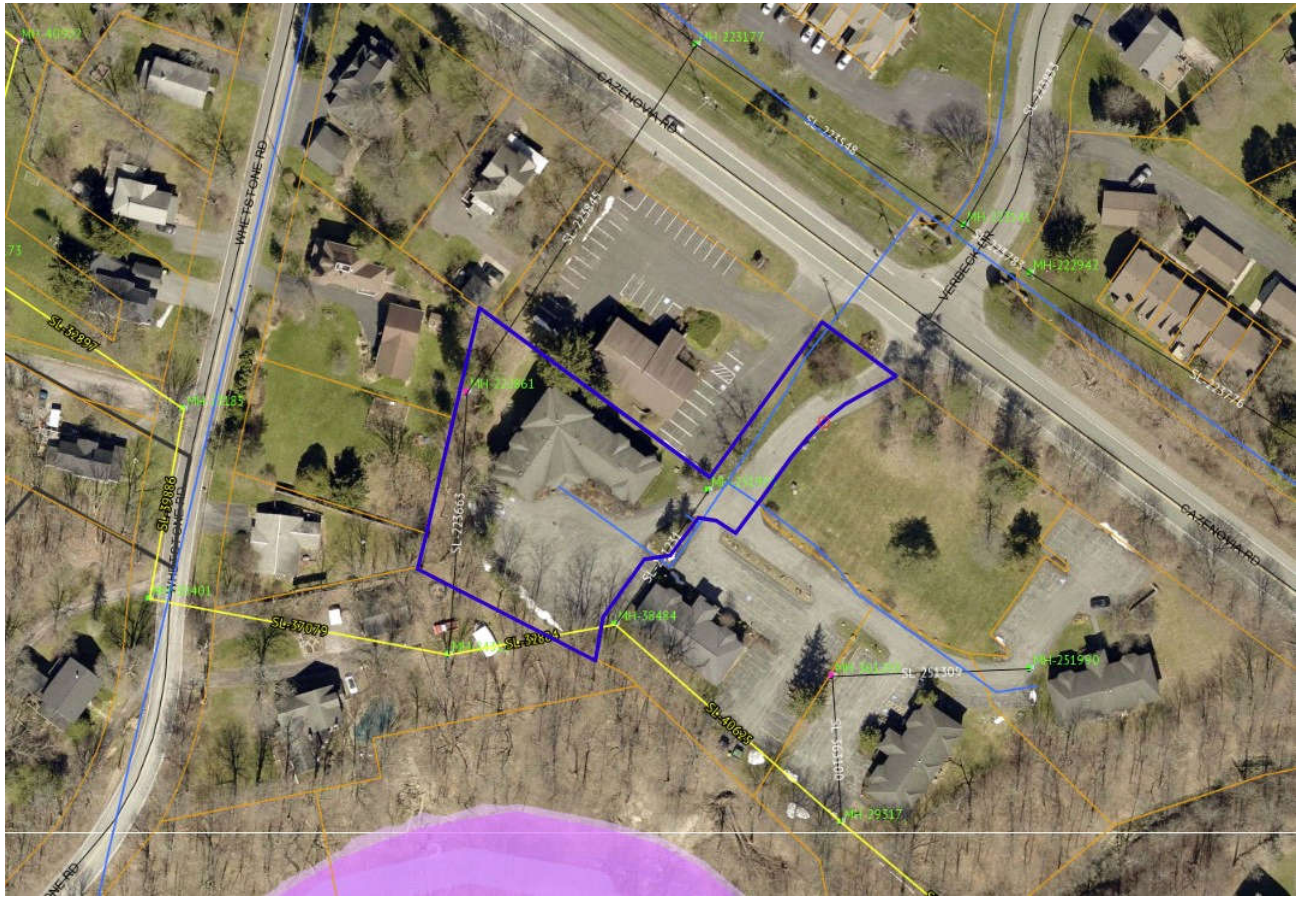
10 per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; several easements cross the site including a 20' sanitary sewer easement crossing through Lots 4B, 3B, and 2B, a storm sewer easement crosses near the west boundary of Lot 4B, and a 20' drainage easement crosses Lots 4B, 3B and 2B;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

12 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



Z-24-159

Z-24-162

LOCAL LAW

Town of Cicero

Storage of RVs, Rubbish, and Solid Waste

Tax Map #

Town of Cicero

Received: 6/7/2024

30-Day Deadline: 7/7/2024

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

the applicant is proposing a local law to amend Chapter 210 of the Town Code to modify the currently applicable penalties for violations related to the number of boats stored on small residential parcels and to expressly prohibit the storage of rubbish and/or solid waste within the Town; and

per the proposed local law, “a small but not insignificant number of property owners” can repeatedly violate Town Code, creating “unsightly and/or dangerous” conditions; the proposed amendment to the Town Code levy greater penalties and fines for those who commit the same offense multiple times; and

§210-20 regarding the “Storage of recreational vehicles and trailers”, the proposed text addition states “only one camper, RV, boat, or trailer may be stored on a parcel used primarily for residential purposes that is one acre or less in size”; and

§210-22 "Prohibited uses" will be amended to include subsection I, prohibiting “storage of rubbish or solid waste” in all districts unless specifically allowed in a Planned Unit Development District; and

the text under §210-36 "Penalties for offenses", subsection B. "Punishment" is to be replaced; changes to the text include adding any lessee of the land in addition to the property owner and/or builder or contractor as people responsible, increasing the fine for conviction of a second offense in less than 5 years from \$350-700 to \$600-900 and decreasing possible imprisonment from a period not exceeding 15 day to a period not exceeding 10 days, and changing the fee and period of imprisonment for a third offence within 5 years from \$700-1,000 and/or period not exceeding 6 months to \$1,000 and a period not exceeding 15 days; and

the law proposes a text addition to §210-36 "Penalties for offenses" subsection B. "Punishment" which states “upon conviction of second or subsequent offense within a 5-year period, a civil penalty equal to the fine imposed by the Court shall be imposed”; and

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

No Map Available

Z-24-162

Z-24-164

TEXT AMENDMENT

Town of DeWitt

Fence and Wall regulations

Tax Map #

Town of DeWitt

Received: 6/7/2024

30-Day Deadline: 7/7/2024

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

the applicant is proposing to amend the Town Zoning Code Section 192-95 to establish new criteria for Fences and Walls; and

the Town Zoning Code currently has three criteria regarding fences and walls: A. regulations for fences/walls in residential districts stipulating the distance a fence may be placed from the property line, height maximums, and construction materials, B. fences and walls near street intersections cannot obstruct sightlines, and C. placement and other restrictions of fences/walls in non-residential districts will be determined through site plan review; and

the Town is proposing to replace the current criteria completely, expanding on requirements and restrictions, particularly in residential districts; and

proposed §192-95 Fences and Walls, A. Residential Districts retain the same height restrictions and distance allowed from property lines; new requirements stipulate a development permit is required for erection of a fence or wall except when the fence/wall is <4' and located at least 6' from property lines; permitted materials have been expanded to wood, stone, other natural material, brick, ornamental metal, vinyl, and black colored chain link; a new stipulation explicitly prohibits fences/walls to be constructed from "barbed wire, concertina wire, electric fencing, sharp or jagged-edge wire, and any other material which may cause injury"; additional new provisions require fence and wall segments on a single lot side to be of uniform height, material, type, and color, fences must be free of sharp points or projections that could injure persons or animals, and includes construction specifications for picket fences; and

under section B, fences/walls in nonresidential districts will continue to be reviewed and approved as part of site plan review; and

proposed new section C. requires every fence or wall be maintained in good repair by owner; the condition of a fence/wall and any subsequently required repairs or restoration will be determined by the Code Enforcement Officer; and

proposed section D. allows any existing fence/wall that was "legally permitted and compliant" as of the effective date of the proposed code to continue to exist except if the fence/wall deteriorates more than 50%, at which time the fence/wall will need to be "removed and/or reconstructed in conformance" with the new requirements; the level of deterioration will be determined by the Code Enforcement officer; and

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

No Map Available

Z-24-164

Z-24-165 SITE PLAN

See Also Case: Mike Harvard

Z-24-166 at 44 West Main Street

Tax Map # 005.-06-28.0

Village of Marcellus

Received: 6/7/2024

30-Day Deadline: 7/7/2024

1 General Municipal Law Section 239-m allows the County Planning Board to review
approval of site plans and the site is located within 500 feet of West Main Street (Route
41 / New Seneca Turnpike) and Old Seneca Turnpike (Route 133), both county highways,
and the municipal boundary between the Village of Marcellus and the Town of
Marcellus; and
2 the applicant is proposing construction of a new two-car garage on a 0.188-acre parcel in
a Residential Class B (RB) zoning district; and
3 the Board is concurrently reviewing an area variance referral (Z-24-166) to allow
construction of a two-car garage; and
4 the site is located along the western boundary of the Village of Marcellus, adjacent to the
Town of Marcellus; Village residential neighborhoods extend north, east, and south of the
site; larger, vacant lots containing woodlands and agriculture interspersed with residential
extend to the west; and
5 the site is a triangular lot containing a house, shed, pool, and driveway to West Main
Street, a county route; the road curves around the site, creating a long frontage onto West
Main Street; per the Site Plan dated 3/25/24, the house and front porch encroach on the
parcel boundary between the site and West Main Street; and
6 per the Site Plan, the applicant is proposing construction of a 26'x24' two-car garage near
the end of the driveway, currently the location of a shed, and extending the driveway to it;
the applicant also proposes removing a shed at the rear of the site and relocating the shed
from the proposed garage location to the rear parcel boundary at the northwest corner of
the parcel; per the Site Plan, no construction will occur within the County right-of-way;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on West Main Street must meet Department requirements; and
7 the applicant requests an area variance for lot coverage and front yard setback: to allow
34.3% when 30% coverage is the maximum allowed by the Village Code and to allow the
relocated shed to have a 3' front yard setback and the proposed garage to have an 8.3'
front yard setback where 26.92' is required; and
8 per the Environmental Assessment Form (EAF) (undated), <0.1 acres of the site will be
disturbed by the proposed project and stormwater will be directed to "street drains"; and
9 per the Onondaga County Department of Finance Office of Real Property Services, the
site is served by public drinking water; the Site Plan does not depict any drinking water
infrastructure connecting to or within the proposed garage; and
10 per the Onondaga County Department of Finance Office of Real Property Services, the
site is served by public sewers and is located in the Village of Marcellus Wastewater
Treatment Plant service area; the Site Plan does not depict any sewer infrastructure
connecting to or within the proposed garage; and
11 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



Z-24-165

Z-24-166 AREA VARIANCE

See Also Case: Mike Harvard

Z-24-165 at 44 West Main Street

Tax Map # 005.-06-28.0

Village of Marcellus

Received: 6/7/2024

30-Day Deadline: 7/7/2024

1 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 Main
Street (Route 41 / New Seneca Turnpike) and Old Seneca Turnpike (Route 133), both
county highways, and the municipal boundary between the Village of Marcellus and the
Town of Marcellus; and

2 the applicant is requesting an area variance to allow construction of a new two-car garage
on a 0.188-acre parcel in a Residential Class B (RB) zoning district; and

3 the Board is concurrently reviewing a site plan referral (Z-24-165) to construct a new two-
car garage; and

4 the site is located along the western boundary of the Village of Marcellus, adjacent to the
Town of Marcellus; Village residential neighborhoods extend north, east, and south of the
site; larger, vacant lots containing woodlands and agriculture interspersed with residential
extend to the west; and

5 the site is a triangular lot containing a house, shed, pool, and driveway to West Main
Street, a county route; the road curves around the site, creating a long frontage onto West
Main Street; per the Site Plan dated 3/25/24, the house and front porch encroach on the
parcel boundary between the site and West Main Street; and

6 per the Site Plan, the applicant is proposing construction of a 26'x24' two-car garage near
the end of the driveway, currently the location of a shed, and extending the driveway to it;
the applicant also proposes removing a shed at the rear of the site and relocating the shed
from the proposed garage location to the rear parcel boundary at the northwest corner of
the parcel; per the Site Plan, no construction will occur within the County right-of-way;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on West Main Street must meet Department requirements; and

7 the applicant requests an area variance for lot coverage and front yard setback: to allow
34.3% when 30% coverage is the maximum allowed by the Village Code and to allow the
relocated shed to have a 3' front yard setback and the proposed garage to have an 8.3'
front yard setback where 26.92' is required; and

8 per the Environmental Assessment Form (EAF) (undated), <0.1 acres of the site will be
disturbed by the proposed project and stormwater will be directed to "street drains"; and

9 per the Onondaga County Department of Finance Office of Real Property Services, the
site is served by public drinking water; the Site Plan does not depict any drinking water
infrastructure connecting to or within the proposed garage; and

10 per the Onondaga County Department of Finance Office of Real Property Services, the
site is served by public sewers and is located in the Village of Marcellus Wastewater
Treatment Plant service area; the Site Plan does not depict any sewer infrastructure
connecting to or within the proposed garage; and

11 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



Z-24-166

Z-24-168

LOCAL LAW

Village of Skaneateles

Permitted Uses

Tax Map #

Village of Skaneateles

Received: 6/11/2024

30-Day Deadline: 7/11/2024

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

the applicant is proposing a local law to modify provisions of the Village of Skaneateles Code relating to the Village Permitted Use Chart; and

per Village Code, under Accessory Uses, “Vehicular parking leased to serve other uses” is currently prohibited in the Residential (A4) zoning district and requires site plan review in the Commercial Mixed-Use (C) and Downtown (D) zoning districts; the Village is proposing to change this to be allowed with a special permit in the three

Accessory uses “Temporary Event Snack Bar with Village Board Approval” and “Temporary Youth League Snack Bar with Village Board approval” will be added and prohibited in all zoning districts except the Public Land (PL) zoning district where they will be permitted by right; and

Commercial Uses equipment rental, lumberyard, light manufacturing, and personal services will now be allowed with a special use permit in the Downtown (D) zoning district; and

Kennels and Grooming will be removed from the Veterinary services category to be their own categories; kennels will be prohibited in all districts and grooming will be prohibited in all districts except the C zoning district where it will be allowed with a special use permit; and

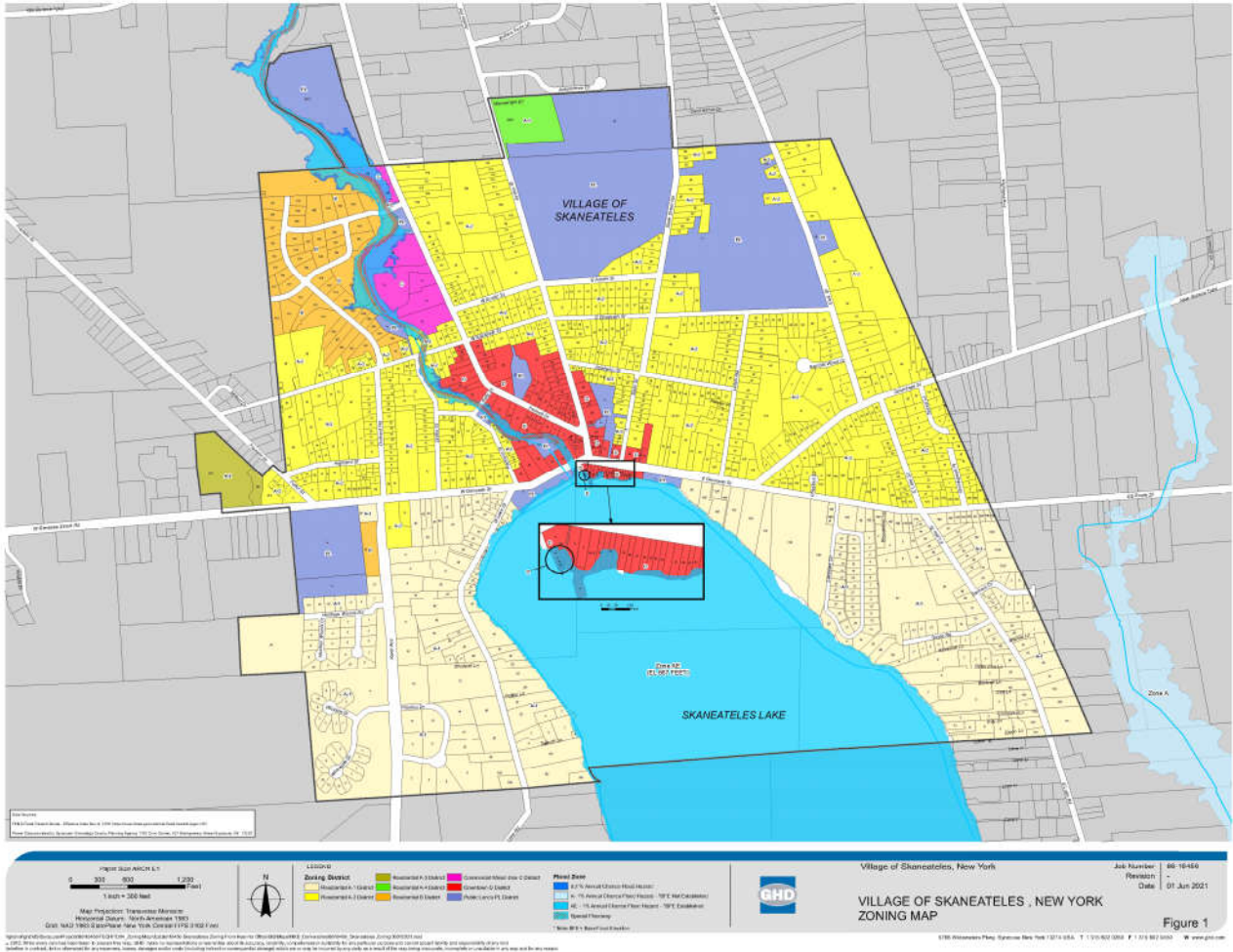
“Crypto mining or similar energy-intensive digital enterprise” and Gas Stations will be new Commercial Uses and will be prohibited in all zoning districts; and

the proposed changes include multiple General Principal Uses: “arenas, amphitheaters, swimming pools, pavilions, athletic facilities and structures accessible to the general public”, “county, state or federal offices”, education, Village-owned parking lot, “other public service not provided by the Village or Town”, religious, and Village or Town offices will be prohibited in the Residential B (B) zoning districts, but are currently allowed with a special permit; and

Cultural facilities (including a museum, library, art gallery or lecture hall) are currently permitted by right in C and D zoning districts, but are proposed to necessitate a site plan review and approval; and

a Town department structure is currently allowed with a special use permit in a B zoning district and prohibited in a C district; the proposal will prohibit these structures in a B zoning district and require a special use permit in a C zoning district; and

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



Z-24-168