



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-228

- 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 North Area Meals on Wheels for the property located at 413 Church Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing to install a small 120.64 kW solar array on a 4.11-acre parcel in a Residential (R-9) zoning district; and
- WHEREAS, the Board recommended Modification of area variance and site plan referrals (Z-24-193 and Z-24-192) to allow construction of a 2,400 sf addition to the existing commercial building, commenting that the applicant must conduct a formal wetland delineation and the applicant should be encouraged to install landscaping and sidewalks along the Church Street frontage; the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses include residential and Sleeth Park, a Town park; and
- WHEREAS, areal imagery dated May 2024 shows that the site contains an approximately 5,860 sf building, two large storage trailers, a shed, parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; forested areas serve as a buffer between the parcel and Interstate 81, the neighboring residential parcels and Sleeth Park; and
- WHEREAS, per the project narrative the applicant is proposing the installation of a ground mounted solar array to be installed in the middle of the empty field behind the existing Meals on Wheels building; the solar array will be a 120.64 kW system comprised of 232 Silfab, 520-Watt Bifacial solar modules placed in 4 rows approximately 110 feet in length, 23 feet apart and 8-10 feet tall; the total footprint of the array will be approximately 14,000 sf; per the Property Layout Map (PV-01) dated 07/30/24, the solar array will be centrally located in the rear of the parcel between Interstate 81 and the Sleeth Park parcel, and will be located approximately 71 feet from the leach field and septic tank on the parcel; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request

that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in 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; the applicant is not proposing any new connections;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/12/2025, approximately 0.31 acres of the site will be disturbed by the proposed array; and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands and their associated buffer may exist at the rear, northeastern corner of the site; the applicant included a Wetland & Waterway Delineation Report prepared by C&S Engineers dated 5/16/2025;

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, 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 adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site's western driveway to Church Street; and

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

WHEREAS, while not included with the present referral, the Meals on Wheels Subdivision Map, dated 09/12/2022, shows an Onondaga County Sanitary Sewer easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the

building;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, while not included with the present referral, a previously submitted Meals on Wheels Subdivision Map, dated 09/12/2022, illustrates an Onondaga County Sanitary Sewer easement along the southeastern parcel boundary and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building, it does not appear that the proposal would interfere with the existing easement;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; 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.



Martin E. Voss, Chairman
Onondaga County Planning Board