



LEY CREEK PLANNING COMMITTEE AGENDA

June 18, 2025

Time: 3:00 p.m. / Location: 100 Elwood Davis Rd., N. Syracuse NY

Members: D. Daley – Chair, B. Paige, C. Dunham, E. Bough Martin, Jesse McMahon (ex officio)

1. Ley Creek Demolition and Restoration Project – ***Brief & Discussion***
2. Ley Creek Transfer Station – ***Brief & Discussion***
3. Ley Creek North – ***Brief & Discussion***
4. Eco-Drop/HHW and Residential Convenience Center Facility Services – ***Workshop by Cornerstone***

COMMITTEE BRIEF

Ley Creek Building Demolition & Restoration Project

June 18, 2025

The existing Ley Creek transfer building and other ancillary structures (such as the scale, scalehouse, attendant sheds, etc.) will not be reused for the modified Ley Creek Transfer Station. In 2024, the Board authorized a contract with Ritter & Paratore Contracting, Inc. for an amount not to exceed \$1,032,799 (that included a 5% contingency) to clear the site for future redevelopment. This is one of the steps necessary to prepare the area for the new transfer station building. Cornerstone is providing part-time on-site construction support and on-going engineering support as the project has progressed.



While the project has been delayed by winter weather, Onondaga County permitting and asbestos abatement, it remains under budget. None of the Board's approved 5% contingency for the project's original contract value has been used. More significantly, the contractor has been working through all challenges proactively and collaboratively with Cornerstone and OCRRA's engineering team.

To date, 209 tons of metal have been recycled, and concrete is being staged for processing and reuse as fill. Over the next couple of weeks, contractors will be testing, removing or modifying the existing piles of the building's foundation in preparation for future building design.

In March 2025, the Board approved an additional contingency amount of \$230,000 be for the contract with Ritter & Paratore specific to an expanded scope of work related to geotechnical investigations of the Ley Creek North property. This work was approved as part of a change order in the amount of \$161,671. This amount used 70% of the Board approved additional contingency for this change in scope.

It is anticipated that all work associated with this project, included the expanded scope of work, will be complete before September 2025.

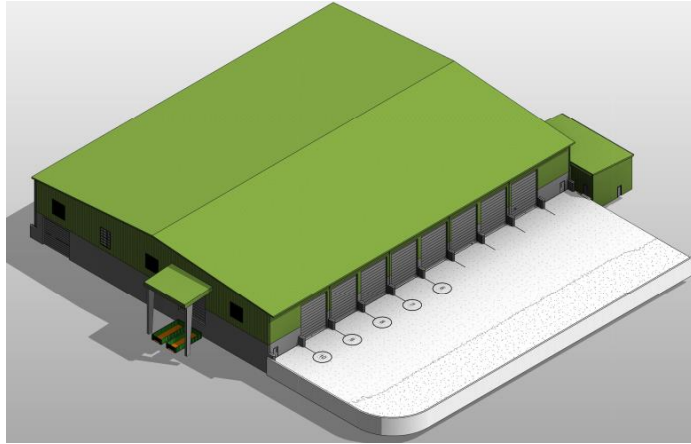


COMMITTEE BRIEF

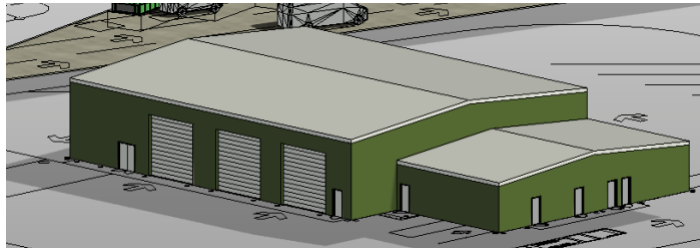
Ley Creek Transfer Station

June 6, 2025

On April 9, 2025 OCRRA received comments from NYSDEC regarding the solid waste permit renewal/modification permit application (see attached). The comments, in general, do not affect the design or layout of the transfer station. As such, OCRRA and Cornerstone are proceeding with the final design per the Board's direction. A timeline of the final design effort, and how it is integrated into tasks associated with the demolition/restoration construction project and Ley Creek North **is attached.**



Throughout the final design, OCRRA's maintenance and transfer staff, as well as the Board, will offer input so that the facility can best meet the needs of the intended operations. The first meeting with OCRRA maintenance and transfer staff was held on June 12, 2025.



In parallel with the final design, the NYSDEC's comments will be addressed. A formal response will be provided to NYSDEC using Cornerstone's support. It should be noted that in February 2023, the Board approved a \$184,200 budget, and a \$64,600 contingency, for Cornerstone to complete the Ley Creek Transfer Station permit application. 94% of the \$184,200 budget was used for that effort. The remaining 6% of the budget and approximately \$3,000 of the contingency will be used to address NYSDEC's comments. It is anticipated that NYSDEC will issue the solid waste permit once their comments have been addressed.



April 9, 2025

Onondaga County Resource Recovery Agency
100 Elwood Davis Rd
North Syracuse, NY 13212
calbunio@ocrra.org

RE: Solid Waste Management – Permit Renewal/Modification
DEC ID: 7-3148-00048/00003, Ley Creek Transfer Station
5158 Ley Creek Dr, City of Syracuse, Onondaga County

The New York State Department of Environmental Conservation (DEC) received an Engineering Report, Facility Manual, and Stormwater Pollution Prevention Plan for the purposes of renewing its Solid Waste permit for the above referenced project. Based upon our review of your application, additional information is requested. DEC offers the following comments:

Engineering Report

1. Section 3.6.4 Residential and Recycling Drop-off Area
This section describes an existing area for residents to drop off bagged waste and recyclables into roll-off containers. The proposed site plan (Sheet No.6) does not identify the area where residents can drop off their waste and source separated recyclables nor is there a description of how residential customers are to proceed once going over the truck scale. A description of how residential customers will be directed to unload their MSW, and source separated recyclable must be provided as well as identifying on the site plan where such unloading will take place.
2. Sheet No. 9 and 10 have a scale shown as $\frac{3}{4}" = 1'$. Is this the correct scale for these drawings?
3. Appendix A - Application Form
The Types of Facilities that have been selected in question 9 of the application form are C&D Debris Handling and Recovery, Recyclables Handling and Recovery, and Transfer. If the source separated recyclables are not going to be processed but merely collected and transferred to a materials recovery facility, then the Recyclables Handling and Recovery type does not have to be selected. The quantity of source separated recyclables received at the facility can be reported in the Transfer Station Annual Report

4. Appendix C – Throughput Capacity Calculations

The analysis presented in Appendix A uses Rock Cut Road data which indicates the typical C&D Customer Vehicle carries a payload of approximately 2.23 tons/truck and MSW Customer Vehicles carries approximately 8.04 tons/truck. The analysis does not include residential vehicles information. If residential customers will be using this facility, this information should be incorporated into the analysis of throughput capacity, on-site queuing, and vehicle arrival rate.

Facility Manual

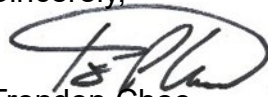
1. Operation Plan – A description of the procedures for residential customers dropping off their MSW and source separated recyclables must be provided in the site operations plan.
2. Will mattresses be accepted at the facility? If so, a description of the storage and management of these mattresses should be included in the plan.
3. Section 4.5 Site Operations – Vehicles traveling to the inbound Truck Scale to be weighed will be inspected for proper tarping/covering. At what point will the loads be uncovered and where will this occur? Section 4.5.1 describes the possible use of cameras on to inspect loads while on the inbound Truck Scale. Additional details as to when loads will be uncovered and inspected should be provided in the plan.
4. The applicant should know that a Part 364 Waste Transporter Registration is required for haulers transporting greater than 10 cubic yards of C&D debris material in a single shipment. If such loads are received at this facility the operator should verify the transporter does have a valid Part 364 Registration.
5. Section 4.8 Material Storage – This section states C&D debris (processed and unprocessed) must be stored separately from MSW. Can you define processed C&D debris? Will the C&D debris be ground or shredded using machinery? If so what type of machinery?
6. Section 4.8.1 Storage Duration (Also found in ER Section 6.9) – It is stated unprocessed asphalt pavement, asphalt millings, concrete and other masonry materials, brick fill material, rock or wood can be stored uncovered. The area where this material will be stored uncovered/outside must be described and indicated on the site plan. What quantity of this material can be safely stored outside?

Waste Control Plan

1. Section 5.1 Screening – Again how will Scale House Attendant visually inspect loads if they are covered? Please clarify.
2. Part 360.16(c)(4)(i)(b) – The waste control plan must describe the waste that will be accepted at the facility including type, source, quantity. The description of quantity must specify the expected average and maximum daily and annual amounts on a weight basis and must be specified for each individual type of waste. Please include this information in 5.0 Waste Control Plan.
3. If recyclables are managed at the facility, a detailed plan must be included that describes the types of recyclables that will be recovered, the procedures that will be used for recovery and storage of the recyclables and the disposition of the recyclables when they leave the facility. -Part 360.16(c)(4)(i)(f)).
4. The Waste Control Plan must describe procedures to ensure that source-separated recyclables, source -separated yard trimmings and tree debris, source-separated food scraps, and source separated electronic waste and other product stewardship designated materials are not accepted for disposal and describes actions to be taken if these materials are received at the facility. - 360.16(c)(4)(i)(h).
7. The Waste Control Plan should describe procedures and timeframes for conducting periodic waste characterization surveys. Please include this information in the Waste Control Plan. 360.16(c)(4)(i)(h)(2).

If you have any questions, please contact me at 315-426-7445. Thank you.

Sincerely,



Trendon Choe
Environmental Analyst
Division of Environmental Permits, Region 7

CC: Steve Perrigo, Nicole Smith - R7 DMM

ID	Task Name	Duration	Start	Finish	April 2025	July 2025	October 2025	January 2026	April 2026	July 2026
1	Ley Creek Transfer Station Demolition & Site Restoration	151 days	Fri 12/20/24	Fri 7/18/25						
2	Notice to Proceed	0 days	Fri 12/20/24	Fri 12/20/24						
3	Field Work and Oversight (Substantial Completion 7/18/25 - Tentative)	151 days	Fri 12/20/24	Fri 7/18/25						
4	Geotechnical Investigation	100 days	Mon 3/31/25	Fri 8/15/25						
5	Subsurface Exploration Plan Preparation	20 days	Mon 3/31/25	Mon 4/28/25						
6	Field Work (CME Project Schedule)	25 days	Mon 6/23/25	Fri 7/25/25						
7	Final Geotechnical Report	15 days	Mon 7/28/25	Fri 8/15/25						
8	Aquatic Resource Delineation	110 days	Mon 6/30/25	Fri 11/28/25						
9	Wetlands Survey and Consultant Report	50 days	Mon 6/30/25	Fri 9/5/25						
10	NYSDEC Destop Review of Consultant Report	60 days	Mon 9/8/25	Fri 11/28/25						
11	Subsurface Utilities and Topography Survey	100 days	Mon 3/31/25	Fri 8/15/25						
12	Scope and Preparation	20 days	Mon 3/31/25	Mon 4/28/25						
13	Field Work and Survey Preparation	20 days	Mon 7/21/25	Fri 8/15/25						
14	Construction Bid Document Preparation - LCRMF Detailed Design/Phase I Construction	361 days	Tue 6/3/25	Tue 10/20/26						
15	Contracting/Kick-Off	0 days	Tue 6/3/25	Tue 6/3/25						
16	Client Kick-Off Meeting	0 days	Thu 6/12/25	Thu 6/12/25						
17	Basis of Design	37 days	Tue 6/3/25	Wed 7/23/25						
18	Initial Workshop Preparation	15 days	Tue 6/3/25	Mon 6/23/25						
19	Design Charrette - Date TBD	1 day	Tue 6/24/25	Tue 6/24/25						
20	Basis of Design Report - Initial Preparation	15 days	Wed 6/25/25	Tue 7/15/25						
21	Report Presentation and Follow-Up Charrette - Date TBD	1 day	Wed 7/16/25	Wed 7/16/25						
22	Basis of Design Report Deliverable (Progress To-Date)	5 days	Thu 7/17/25	Wed 7/23/25						
23	Detailed Design, Construction Plans, and Technical Specs	224 days	Thu 7/24/25	Tue 6/2/26						
24	30% Design	65 days	Thu 7/24/25	Wed 10/22/25						
25	30% Client Review Deliverable	1 day	Thu 10/23/25	Thu 10/23/25						
26	60% Design	60 days	Fri 10/24/25	Thu 1/15/26						
27	60% Client Review Deliverable	1 day	Fri 1/16/26	Fri 1/16/26						
28	90% Design	60 days	Mon 1/19/26	Fri 4/10/26						
29	90% Client Review Deliverable	1 day	Mon 4/13/26	Mon 4/13/26						
30	Final Bid Document Preparation	35 days	Tue 4/14/26	Mon 6/1/26						
31	Final Deliverable	1 day	Tue 6/2/26	Tue 6/2/26						
32	Opinion of Probable Construction Costs and Value Engineering	60 days	Fri 1/30/26	Thu 4/23/26						
33	Bid Advertisement	60 days	Wed 6/3/26	Tue 8/25/26						
34	Bid Review and Award	40 days	Wed 8/26/26	Tue 10/20/26						
35	Ley Creek North Permitting & Design Support	405 days	Fri 2/21/25	Fri 9/11/26						
36	Project Kick-Off	0 days	Fri 2/21/25	Fri 2/21/25						
37	NYSDEC Pre-Application Meeting and Preparation	25 days	Mon 3/24/25	Fri 4/25/25						
38	Town of Salina Pre-Application Meeting	25 days	Mon 8/4/25	Fri 9/5/25						
39	Onondaga County Office of Emergency Management Pre-App Meeting	25 days	Mon 8/25/25	Fri 9/26/25						
40	SEQRA Review and Application Preparation	70 days	Mon 6/16/25	Fri 9/19/25						
41	Traffic Impact Study	50 days	Mon 7/14/25	Fri 9/19/25						
42	Residential Convenience Center Registration Applications	155 days	Mon 9/8/25	Fri 4/10/26						
43	Final Programming/Feasibility Design Progression	15 days	Mon 9/8/25	Fri 9/26/25						
44	Registration Application Preparation	25 days	Mon 9/29/25	Fri 10/31/25						
45	OCRRA Review	25 days	Mon 11/3/25	Fri 12/5/25						
46	RCC Application Submission	1 day	Mon 12/8/25	Mon 12/8/25						
47	NYSDEC Registration Application Review and Response to Comments	90 days	Mon 12/8/25	Fri 4/10/26						
48	Eco-Drop/HHW Facility Permit Application	265 days	Mon 9/8/25	Fri 9/11/26						
49	Final Programming/Feasibility Design Progression	25 days	Mon 9/8/25	Fri 10/10/25						
50	Permit Application Preparation	50 days	Mon 10/13/25	Fri 12/19/25						
51	OCRRA Review	25 days	Mon 12/22/25	Fri 1/23/26						
52	Final Preparation	15 days	Mon 1/26/26	Fri 2/13/26						
53	Eco-Drop/HHW Application Submission	1 day	Mon 2/16/26	Mon 2/16/26						
54	NYSDEC Permit Application Review and Response to Comments	150 days	Mon 2/16/26	Fri 9/11/26						
55	Opinion of Probable Construction Costs - Update	60 days	Mon 1/26/26	Fri 4/17/26						
56	Draft Class 4 Estimate (Combined - Full Ley Creek Campus)	20 days	Mon 1/26/26	Fri 2/20/26						
57	Cost Validation	20 days	Mon 2/23/26	Fri 3/20/26						
58	OCRRA Review and Final Edits	20 days	Mon 3/23/26	Fri 4/17/26						
Project: OCRRA - Ley Creek Resource Management Campus Preliminary Ley Creek Permitting and Construction Bid Document Schedule Date: June 2025		Task Milestone Summary								
Page 1										

COMMITTEE BRIEF

Ley Creek North

June 18, 2025

OCRRA completed the Conceptual Design & Preliminary Feasibility Report (the Report) for the Proposed Ley Creek North Property Development in the Fall of 2024. The Report outlined a number of tasks to continue progressing the development of this design. Since then, OCRRA has progressed these tasks as follows:

- A pre-application meeting was held with NYSDEC Region 7 solid waste and permitting staff on April 25, 2025. Guidance was provided and positive feedback was received. No unexpected issues were identified as an outcome of that meeting.
- A scope of necessary geotechnical exploration was developed and approved as part of an existing construction contract. It is anticipated that this work will be completed over the next few weeks.
- On May 27, 2025, OCRRA received NYSDEC's Jurisdictional Determinations for Freshwater Wetlands based on newly established "Informational Freshwater Wetland Mapping National Wetland Inventory" (see Attached Environmental Resource Mapper drawing). Class 1 wetlands were identified by NYSDEC.
- A scope of necessary survey, including site features and subsurface utilities, was developed. A cost estimate from the prior site surveyor was received and a Purchase Order is being executed. This work was below the Board's \$20,000 authorization limit. It is anticipated that this work will be completed over the summer.
- A scope of necessary wetland delineation for Ley Creek North has been developed. Proposals are being gathered for that work consistent with OCRRA's procurement policy. It is anticipated that this work will be below the Board's \$20,000 authorization limit and will be completed as soon as possible.



OCRRA continues working towards the following milestones:

- State Environmental Quality Review Act (SEQRA) review
- Other Authorities having Jurisdiction (AHJs) related permitting
- NYSDEC related permitting/registration

In order to proceed with SEQRA and permitting, Cornerstone held a workshop with OCRRA's management including the recycling and transfer staff on June 15, 2025. The purpose of that workshop was to develop the planned services for the Eco-Drop/Household Hazardous Waste and Residential Convenience Center Facility. The workshop used the Material Acceptance Matrix included in the Report. The overlap of services at the Transfer Station and at the Ley Creek North campus was discussed. The customer levels of service and locations for where materials could be best accumulated, sorted and staged was evaluated.

In general, OCRRA plans to address many of the action items and goals of the New York State Solid Waste Management Plan with the services offered at Ley Creek North. For example:

- Textile collection will support projects and programs that enhance secondary markets, donations and exchanges for usable products.
- The facility will create an opportunity to increase outreach to households to improve awareness of existing product-specific recycling opportunities such as electronics, batteries, paint, etc.
- The facility will support overall improvements to e-Waste program performance, for example, by moving away from a target-based collection approach to a consumer-convenience model.

A workshop will be held with the Committee members today to further evaluate the materials that can be managed at Ley Creek North and how the collection services can be offered to Onondaga County Residents. This information will be used to further progress the upcoming SEQRA review and permit/registration submittal to NYSDEC.

Environmental Resource Mapper

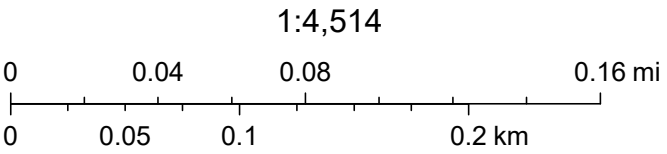


Approximate
Property Limits

June 3, 2025

Wetland Layers

- Previously Mapped Freshwater Wetlands
- Informational Freshwater Wetland Mapping
- National Wetlands Inventory
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



New York State, Maxar, NYS ITS Geospatial Services, Westchester County GIS

Onondaga County Resource Recovery Agency
Ley Creek - Terminology and Asset Flowchart

