



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

January 28, 2026

I. ATTENDANCE

The meeting was held in the conference room of the Onondaga County Department of Planning, 335 Montgomery Street, Syracuse, NY 13202.

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Kevin Casserino
Renee Dellas
Craig Dennis
Marty Masterpole

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 28, 2026.

III. APPROVAL OF MINUTES

Minutes from January 7, 2026 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

IV. OTHER BUSINESS

None

V. ACTIONS ON GML SECTION 239 REFERRALS TO THE COUNTY PLANNING BOARD

Board members reviewed and voted on the municipal referral cases attached.

Summary

S-26-1	TClaPB	<i>No Position With Comment</i>
Z-26-10	TClaTB	<i>Modification</i>
Z-26-11	TClaTB	<i>Modification</i>
Z-26-12	TClaTB	<i>Modification</i>
Z-26-14	TCicTB	<i>No Position With Comment</i>
Z-26-15	TClaPB	<i>Modification</i>
Z-26-16	TClaTB	<i>Modification</i>
Z-26-20	TSalZBA	<i>No Position</i>
Z-26-21	VLivPB	<i>No Position</i>
Z-26-22	VLivPB	<i>Modification</i>
Z-26-23	VLivPB	<i>Modification</i>

Z-26-25	TVanPB	<i>Modification</i>
Z-26-26	TVanZBA	<i>Modification</i>
Z-26-27	TDewPB	<i>No Position</i>
Z-26-9	TClaTB	<i>Modification</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

Staff notified the Board that the following administrative reviews were completed.

Summary

Z-26-17	VEsyPB	<i>No Position With Comment</i>
Z-26-18	CSyrPB	<i>No Position</i>
Z-26-19	TDewPB	<i>No Position</i>
Z-26-24	TDewPB	<i>Modification</i>

VII. ADJOURNMENT

The meeting adjourned at 12:00pm.

OCPB Case # S-26-1

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Clay Planning Board at the request of The Summit Federal Credit Union for the property located at 4955 West Taft Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and

WHEREAS, the applicant is proposing to combine two parcels totaling 1.07 acres to allow for the construction of a credit union in a proposed Office (O-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires the applicant to coordinate site plans with the Department. To further meet Department requirements, the applicant must submit traffic data and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.
3. The Board encourages the addition of landscaping and/or screening along the West Taft Road frontage to screen the parking in the front yard.

The motion was made by Marty Masterpole and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: S-26-1
Type of Action: SUBDIVISION
Applicant: The Summit Federal Cred

Related Cases: Z-26-9 Z-26-10
Referring Board: Town of Clay Planning Board

Date Received: 1/12/2026
30-Day Deadline: 2/11/2026

Located: at 4955 West Taft Road

Tax Map Id: 107.-14-26.1, 107.-14-27.1

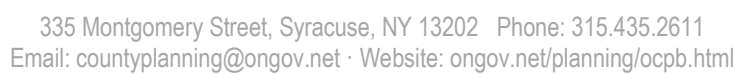
JURISDICTION:

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 West Taft Road (Route 51), a county highway

Summary:

the applicant is proposing to combine two parcels totaling 1.07 acres to allow for the construction of a credit union in a proposed Office (O-2) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-06-282) to construct a 2,439 sf office building on site. The Board held No Position.
Concurrent Reviews:	Zone change and special permit referrals (Z-26-9 and Z-26-10).
Nearby Uses/Setting:	The site is located along West Taft Road, County Route 51, with additional front along Carriage Parkway, a local road. The site is across Carriage Parkway from Wegmans and is part of the Merrill Farms subdivision. The Taft Road corridor in this area is characterized by a mixture of commercial businesses along main road surrounded by residential neighborhoods. Adjacent parcels contain residential.
Existing Site Layout:	The site is comprised of two parcels located on West Taft Road, a vacant western parcel and an eastern parcel currently containing an office building (to be demolished) with a driveway to Carriage Parkway.
Proposed Site Layout:	Per the Lot Nos. 1 & 2 Taft Road Professional Office Park Map dated 12/15/25, two parcels comprising the site will be combined into a new 1.02-acre lot.
Current Zoning:	Per the Town Zoning Map dated 12/2017, the site is in an O-1 (Neighborhood Office) zoning district. Residential parcels to the west and north (rear) of the site are zoned R-7.5 (One-Family Residential District), the adjacent Wegmans Plaza is zoned RC-1 (Regional Commercial), and the Pinecrest Apartment Complex to the rear of the plaza is zoned R-Apt (Apartment District).
Proposed Zoning:	The applicant requests a zone change from O-1 (Neighborhood Office District) to O-2 (Office) to allow the proposed credit union. Per Town Code, the O-2 district is intended "to preserve the existing residential quality along portions of major roads within the Town. It shall also respect the general character of the surrounding area while permitting alternative and compatible office development on selected sites that are not suitable for residential use. This district shall emphasize the scale and design of any proposed office uses to ensure compatibility with the existing or planned residential development." Uses permitted within O-2 include office buildings and instructional facilities by private schools, day-care centers, and libraries with special permit approval, and emergency vehicle stations, banks/credit unions, medical offices, and drive-in service with a special permit approved by the Town Board.
Other:	The applicant is requesting two special permits to allow the proposed credit union in an O-2 zoning district and a special permit to allow drive-thru service.
Proposed Site Layout:	Per the Taft Road Branch Conceptual Site Plan (undated), the existing building will be demolished to allow construction of the proposed 3,100 sf credit union. The Conceptual Plan depicts the drive-thru queue along the rear of the building with three-lane drive-thru with bypass lane along the western side of the building. The 19-space parking lot will be located between the building and the West Taft Road frontage.

ADVISORY NOTE: Per the Onondaga County Department of Water Environment

	Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
Landscaping:	Per the Taft Road Branch – Concept 2 Plan (undated), it appears landscape screening will be located along the rear and side site boundaries, between the driveway and adjacent residential. Plant or tree varieties are not specified.
Access:	Per the Taft Road Branch Conceptual Site Plan (undated), proposed access for credit union will utilize the existing site access to Carriage Parkway. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted.
Drinking Water:	A new connection to public drinking water is proposed for the new building. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	A new connection to public sewers is proposed for the new building and the site located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm
Easements:	Per the Taft Road Professional Office Park Map, a 15'-wide sanitary sewer easement occurs at the rear of the western parcel, extending to the rear of the existing building. A 25' and 20'-wide Ingress & Egress Easement is located on the site's driveway to Carriage Parkway and extends through the front parking lot.
Bike/Ped/Transit:	The Syracuse Metropolitan Transportation Council (SMTTC) 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. Per aerial imagery from May 2024, there are no sidewalks along Carriage Parkway or West Taft Road.
Bike/Ped/Transit:	Per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located on West Taft Road, adjacent to the site.
Other:	The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EA Mapper).

Historic Resources: 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).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-10

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of The Summit Federal Credit Union for the property located at 4955 West Taft Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and

WHEREAS, the applicant is requesting two special permits to allow the construction of a credit union (one for drive-thru service and one for credit union/bank use) on two parcels totaling 1.07 acres in a proposed Office (O-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires the applicant to coordinate site plans with the Department. To further meet Department requirements, the applicant must submit traffic data and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

The Board encourages the addition of landscaping and/or screening along the West Taft Road frontage to screen the parking in the front yard.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-10
Type of Action: SPECIAL PERMIT
Applicant: The Summit Federal Cred

Related Cases: Z-26-9 S-26-1
Referring Board: Town of Clay Town Board

Date Received: 1/6/2026
30-Day Deadline: 2/5/2026

Located: at 4955 West Taft Road

Tax Map Id: 107.-14-26.1, 107.-14-27.1

JURISDICTION:

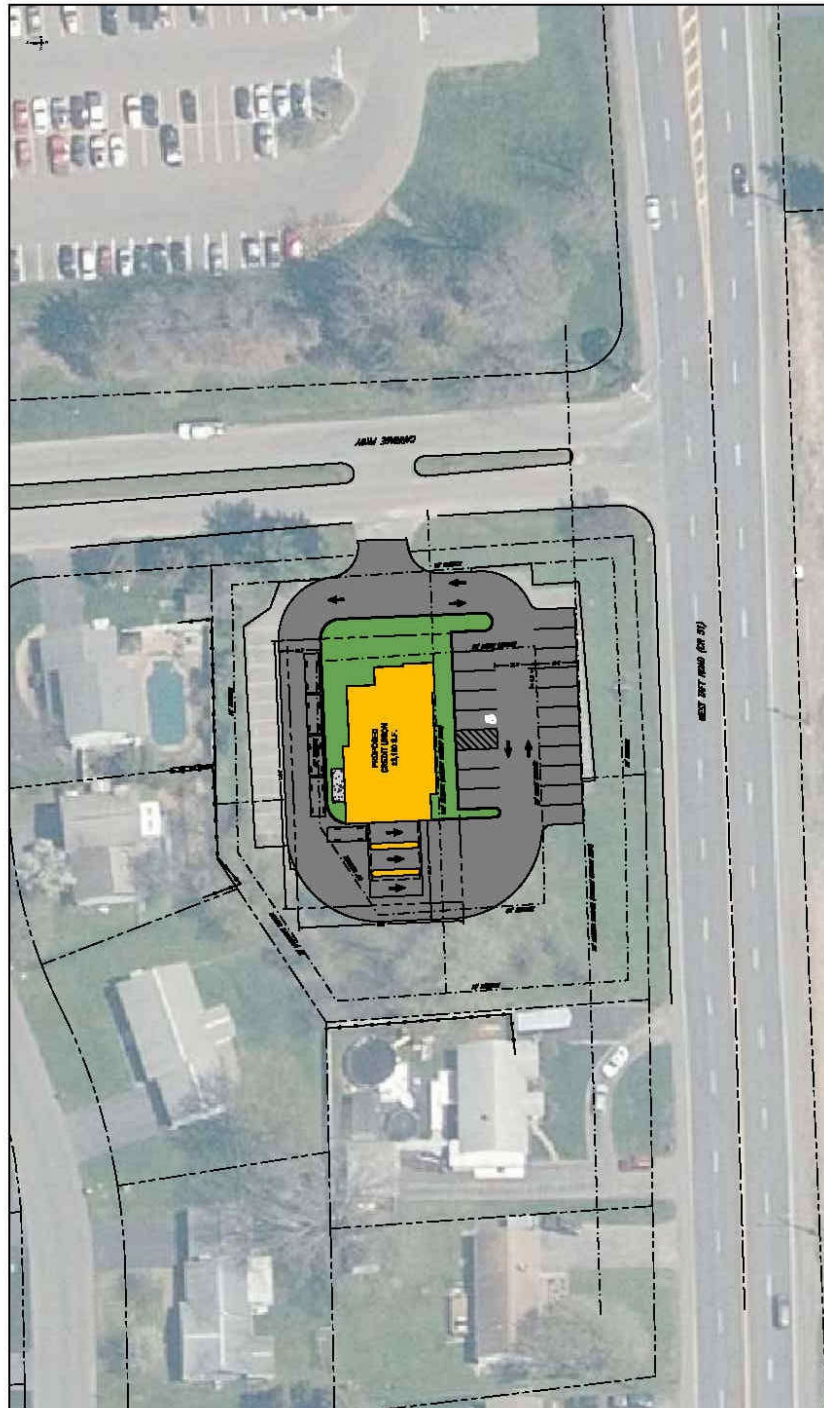
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway

Summary:

the applicant is requesting two special permits to allow the construction of a credit union (one for drive-thru service and one for credit union/bank use) on two parcels totaling 1.07 acres in a proposed Office (O-2) zoning district



Z-26-10



TAFT ROAD BRANCH CONCEPTUAL SITE PLAN
THE SUMMIT FEDERAL CREDIT UNION

SWBR

STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-06-282) to construct a 2,439 sf office building on site. The Board held No Position.
Concurrent Reviews:	Zone change and subdivision referrals (Z-26-9 and S-26-1).
Nearby Uses/Setting:	The site is located along West Taft Road, County Route 51, with additional front along Carriage Parkway, a local road. The site is across Carriage Parkway from Wegmans and is part of the Merrill Farms subdivision. The Taft Road corridor in this area is characterized by a mixture of commercial businesses along main road surrounded by residential neighborhoods. Adjacent parcels contain residential u
Existing Site Layout:	The site is comprised of two parcels located on West Taft Road, a vacant western parcel and an eastern parcel currently containing an office building (to be demolished) with a driveway to Carriage Parkway.
Proposed Site Layout:	Per the Lot Nos. 1 & 2 Taft Road Professional Office Park Map dated 12/15/25, two parcels comprising the site will be combined into a new 1.02-acre lot.
Current Zoning:	Per the Town Zoning Map dated 12/2017, the site is in an O-1 (Neighborhood Office) zoning district. Residential parcels to the west and north (rear) of the site zoned R-7.5 (One-Family Residential District), the adjacent Wegmans Plaza is zoned RC-1 (Regional Commercial), and the Pinecrest Apartment Complex to the rear of the plaza is zoned R-Apt (Apartment District).
Proposed Zoning:	The applicant requests a zone change from O-1 (Neighborhood Office District) to O-2 (Office) to allow the proposed credit union. Per Town Code, the O-2 district is intended “to preserve the existing residential quality along portions of major roads within the Town. It shall also respect the general character of the surrounding area while permitting alternative and compatible office development on selected sites that are not suitable for residential use. This district shall emphasize the scale and design of any proposed office uses to ensure compatibility with the existing or planned residential development.” Uses permitted within O-2 include office buildings and instructional facilities by schools, day-care centers, and libraries with special permit approval, and emergency vehicle stations, banks/credit unions, medical offices, and drive-in service with a special permit approved by the Town Board.
Other:	The applicant is requesting two special permits to allow the proposed credit union in an O-2 zoning district and to allow drive-thru service.
Proposed Site Layout:	Per the Taft Road Branch Conceptual Site Plan (undated), the existing building will be demolished to allow construction of the proposed 3,100 sf credit union. The Conceptual Plan depicts the drive-thru queue along the rear of the building with three-lane drive-thru with bypass lane along the western side of the building. The 19-space parking lot will be located between the building and the West Taft Road frontage.

ADVISORY NOTE: Per the Onondaga County Department of Water Environment

Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

Landscaping: Per the Taft Road Branch – Concept 2 Plan (undated), it appears landscape screening will be located along the rear and side site boundaries, between the d thru and adjacent residential parcels. Plant or tree varieties are not specified.

Access: Per the Taft Road Branch Conceptual Site Plan (undated), proposed access for credit union will utilize the existing site access to Carriage Parkway, a local road

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted.

Drinking Water: A new connection to public drinking water is proposed for the new building.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to public sewers is proposed for the new building and the site located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Easements: Per the Taft Road Professional Office Park Map, a 15'-wide sanitary sewer easement occurs at the rear of the western parcel, extending to the rear of the existing building. A 25' and 20'-wide Ingress & Egress Easement is located on the site's driveway to Carriage Parkway and extends through the front parking lot.

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

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTTC) 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.

Per aerial imagery from May 2024, there are no sidewalks along Carriage Parkway or West Taft Road.

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located on West Taft Road, adjacent to the site.

Other: The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Historic Resources: 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).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-11

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Wetzel Road Storage Project for the property located at 4664 Wetzel Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Wetzel Road (Route 252), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow a 500kW battery energy storage system (BESS) on a portion of a 0.99-acre parcel in an Industrial (I-1) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Per the Onondaga County Department of Transportation, the proposed access to Wetzel Road is prohibited and the project plans must be revised to eliminate the access.

The Board encourages the municipality to consider adopting a comprehensive Battery Energy Storage Systems (BESS) ordinance for this unique land use, with regulations for fire safety, siting, required distance from residential uses, screening and definitions. The County Planning Department can assist in offering best practices approaches upon request.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-11
Type of Action: SPECIAL PERMIT
Applicant: Wetzel Road Storage Pro

Related Cases:

Referring Board: Town of Clay Town Board

Date Received: 1/6/2026
30-Day Deadline: 2/5/2026

Located: at 4664 Wetzel Road

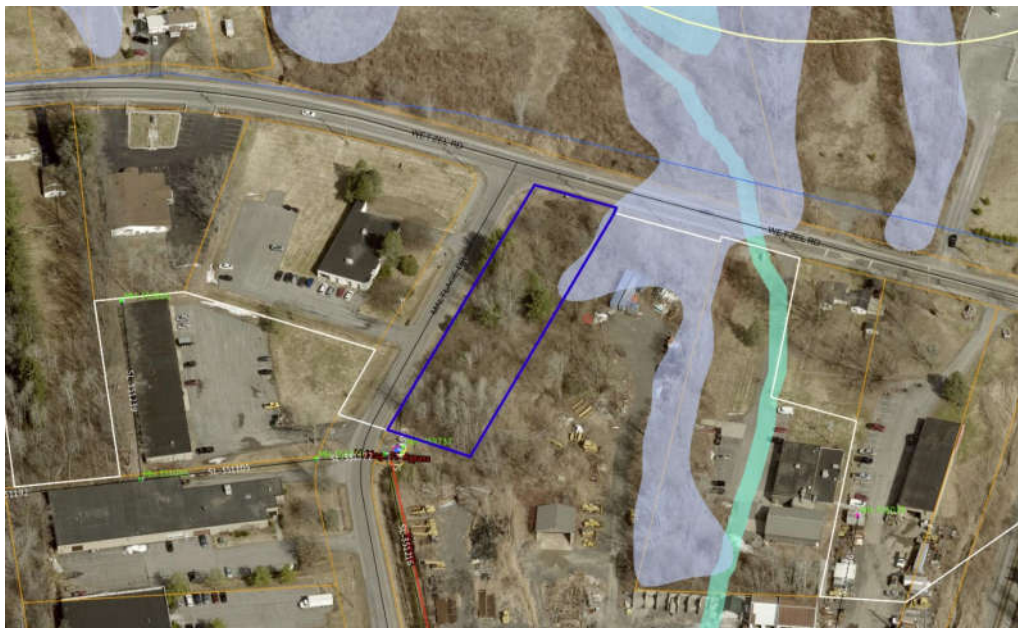
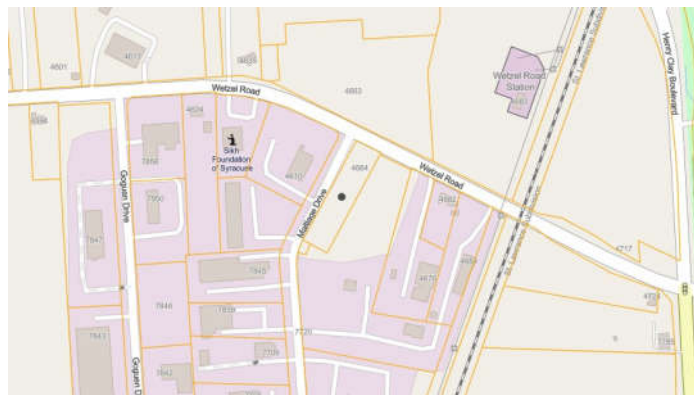
Tax Map Id: 087.-01-12.0

JURISDICTION:

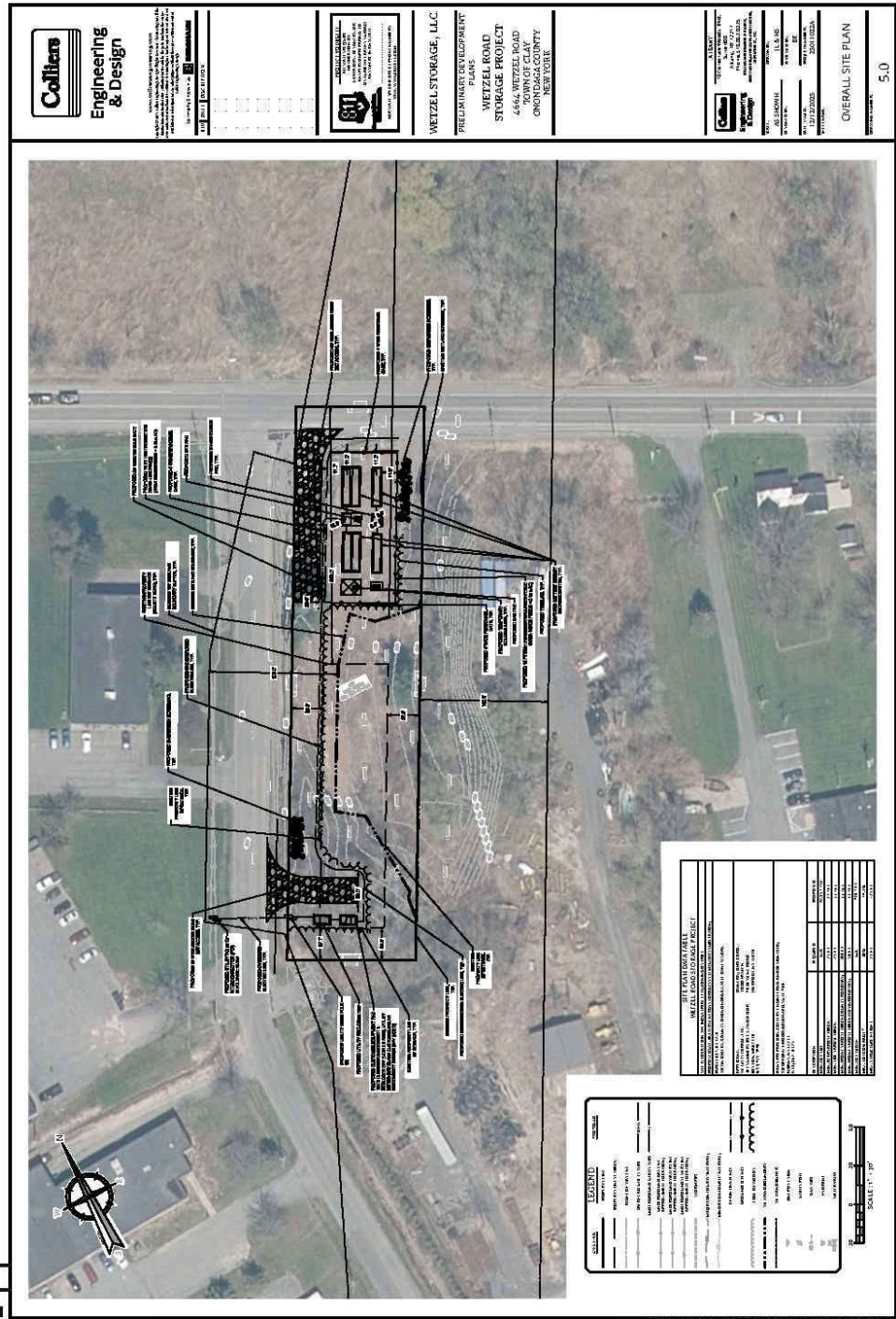
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Wetzel Road (Route 252), a county highway

Summary:

the applicant is requesting a special permit to allow a 500kW battery energy storage system (BESS) on a portion of a 0.99-acre parcel in an Industrial (I-1) zoning district



Z-26-11



STAFF REVIEW:

Past Board Reviews:	The Board previously offered No Position with Comment on area variance and special permit referrals (Z-21-306, Z-21-307) to allow construction of a 60' x 80' building and establish a contractor's service yard on site, encouraging the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) to discuss sewer availability and capacity.
Nearby Uses/Setting:	The site is located along Wetzel Road, a county road, located in Woodard Industrial Park. Surrounding land uses are a mix of industrial and commercial structures, a rail line, and vacant forested land. The closest residential parcel is located approximately 200' away.
Existing Site Layout:	The site is located at the southeast corner of Wetzel Road, a county road, and Maltlage Drive, a local road. Per aerial imagery from May 2024, the site appears to be vacant, containing trees and shrubbery.
Project Detail:	The applicant is requesting a special permit to allow a BESS to be installed on site. Per the referral the applicant will install a BESS "utilizing Tesla Megapack batteries and an interconnection to the National Grid distribution system." Per the "Battery Energy Storage Memorandum", the applicant proposes a 5,000 AC/23,051 kWh system composed of 6 Tesla Megapack 2XLs which are capable of discharging 5,000 kW daily for four hours."
Proposed Site Layout:	Per the Overall Site Plan dated 12/12/25, the BESS will be installed near the Wetzel Road frontage along with a transformer pad and other equipment pads. Underground electrical lines will connect the BESS to the rear of the site where the proposed utility recloser pad and riser pole will be located. Overhead wires will connect the site to the "proposed utility point of interconnection" located across Maltlage Drive from the site.
Access:	A 20'-wide driveway to Wetzel Road is proposed to provide access to the BESS and a 2' wide driveway to Maltlage Drive will provide access to the utility connection equipment at the rear of the site. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Wetzel Road will be permitted.
Landscaping:	Evergreen screening will be installed along the eastern parcel boundary, near the Wetzel Road frontage and along portions of the Maltlage Drive frontage, adjacent to the rear driveway. Existing tree cover will be retained along the southern and eastern boundaries of the site.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/17/25, 0.31 acres of the 0.99-acre site will be disturbed by the proposed project and the proposal will not generate stormwater runoff.
Drinking Water:	The referral notice says a new connection to public drinking water is proposed to serve the site. However it is unclear if this connection is necessary.

Wastewater: The referral notice says a new connection to the public sewers is proposed to serve the site which is located in the Wetzel Road Wastewater Treatment Plant service area. However it is unclear if this connection is necessary.

Historic Resources: 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: NYS regulations require the applicant and/or municipality 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.

Other: The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-12

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Long Branch Storage Project for the property located at Long Branch Road (west of 7421 Oswego Road); and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Long Branch Road (Route 35) and John Glenn Boulevard (Route 81), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and

WHEREAS, the applicant is requesting a special permit to allow the construction of a 500kW battery energy storage system (BESS) on a portion of a 0.78-acre parcel in a Regional Commercial (RC-1) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Onondaga County Department of Transportation requires the applicant to coordinate Long Branch Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

1. Given the proximity of residential uses, the municipality is encouraged to ensure adequate regulations are in place for buffering/screening and fire safety.
2. Given limited vehicular use and topography, the Town and applicant are encouraged to utilize the adjacent plaza for access to the site.
3. The Board encourages the municipality to consider adopting a comprehensive Battery Energy Storage Systems (BESS) ordinance for this unique land use, with regulations for fire safety, siting, required distance from residential uses, screening and definitions. The County Planning Department can assist in offering best practices approaches upon request.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-12
Type of Action: SPECIAL PERMIT
Applicant: Long Branch Storage Proj

Related Cases:
Referring Board: Town of Clay Town Board

Date Received: 1/6/2026
30-Day Deadline: 2/5/2026

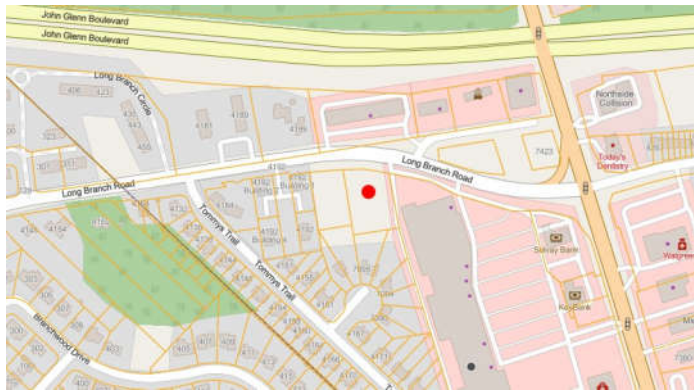
Located: at Long Branch Road (west of
7421 Oswego Road)
Tax Map Id: 104.-02-09.1

JURISDICTION:

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 Long Branch Road (Route 35) and John Glenn Boulevard (Route 81), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina

Summary:

the applicant is requesting a special permit to allow the construction of a 500kW battery energy storage system (BESS) on a portion of a 0.78-acre parcel in a Regional Commercial (RC-1) zoning district





STAFF REVIEW:

Nearby Uses/Setting:	The site is a vacant parcel along Long Branch Road, a county road. The site abuts the Glenn Crossing Plaza to the east, a vacant parcel to the west, and residential uses to the rear.
Current Zoning:	The site and adjacent commercial plaza are in a Regional Commercial (RC-1) zoning district, abutting a vacant site zoned Office (O-2) to the west, and residential zoning districts to the west and south (rear).
Project Detail:	The applicant is requesting a special permit to allow a BESS to be installed on site. Per the referral the applicant will install a BESS “utilizing Tesla Megapack batteries and an interconnection to the National Grid distribution system.” Per the “Battery Energy Storage Memorandum”, the applicant proposes a 5,000 AC/23,051 kWh system composed of 6 Tesla Megapack 2XLs which are capable of discharging 5,000 kW daily for four hours.”
Proposed Site Layout:	Per the Overall Site Plan dated 12/2/25, the BESS will be located at the center of the site along with the transformer pad, DAS pad, and GTB, surrounded by 10'-high chain link fence. Underground wires will connect the equipment to the utility recloser pad adjacent to the access road and then connect to a utility pole at the rear corner of the site, adjacent to the adjacent commercial plaza. The pole in the southeast corner of the site will be the “utility point of interconnection”.
Access:	A 20'-wide driveway from Long Branch Road will extend along the eastern site boundary to a turnaround at the rear. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Long Branch Road must meet Department requirements.
Landscaping:	The Overall Site Plan depicts evergreen screening of the fenced-in area on three sides and along the eastern side of the parcel between the access road and the commercial plaza.
Other:	Per the Long Branch Road BESS Project Visual Renders dated 12/18/25, the view of the BESS will be mostly obscured by the evergreen screening.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/17/25, 0.67 acres of the 0.78-acre site will be disturbed by the proposed project and the proposal will not generate stormwater runoff.
Drinking Water:	The referral notice says a new connection to public drinking water is proposed to serve the site. However, it is unclear if this connection is necessary.
Wastewater:	The referral notice says a new connection to the public sewers is proposed to serve the site, which is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas. However, it is unclear if this connection is necessary.

Historic Resources: 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: NYS regulations require the applicant and/or municipality 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.

Other: The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-13

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located ; and

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

WHEREAS, the applicant is proposing Local Law #1 of 2026 to amend chapters 106 and 198 of the Village Code to establish re-levy fees and procedures for unpaid sewer and refuse charges; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure theses regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Case Number: Z-26-13
Type of Action: LOCAL LAW
Applicant: Village of Marcellus

RelatedCases:

Referring Board: Village of Marcellus Village Board

Date Received: 1/6/2026
30-Day Deadline: 2/5/2026

Located:

Tax Map Id:

JURISDICTION:

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

Summary:

the applicant is proposing Local Law #1 of 2026 to amend chapters 106 and 198 of the Village Code to establish re-levy fees and procedures for unpaid sewer and refuse charges

No Map Available

No Map Available

No Map Available

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-14

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of Roland & LuAnn Burke for the property located at 6668 & 6674 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change on two parcels totaling 1.993 acres from Agricultural with Mixed Residential Overlay to General Commercial Plus to allow for a future warehouseing and distribution facility use; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The GC Plus district, being intended for the coexistence of commercial and light industrial uses, does not seem consistent with the Town's identified goals of reserving this area for Residential and/or Agricultural uses. The Town is encouraged to consider whether applying the GC Plus zoning designation to this area will allow future development of this location that is incompatible with the Town's vision as stated in their Comprehensive Plan.

Regarding any future proposed development:

1. The New York State Department of Transportation requires the applicant to coordinate regarding Route 31 access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Board encourages the Town and applicant to utilize a shared driveway to access both sites to minimize curb cuts and preserve mobility on the Route 31 corridor.
3. Given that public sewer access is unavailable in this location, the municipality is encouraged to verify the viability of development plans, incorporating septic, prior to approval of the zone change.

The motion was made by Marty Masterpole and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee

Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-14
Type of Action: ZONE CHANGE
Applicant: Roland & LuAnn Burke

Related Cases:

Referring Board: Town of Cicero Town Board

Date Received: 1/8/2026
30-Day Deadline: 2/7/2026

Located: at 6668 & 6674 State Route 31

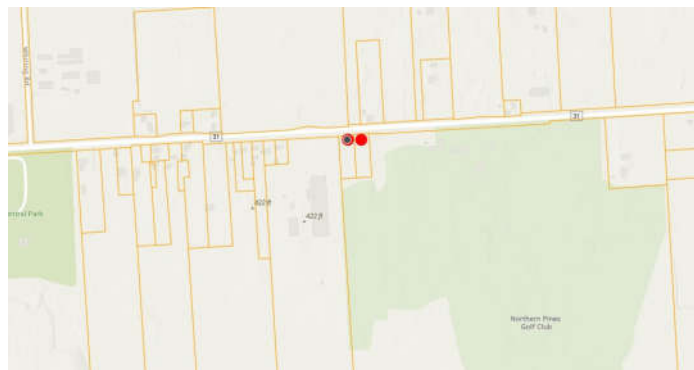
Tax Map Id: 061.-01-15.1, 061.-01-15.2

JURISDICTION:

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 State Route 31, a state highway

Summary:

the applicant is proposing a zone change on two parcels totaling 1.993 acres from Agricultural with Mixed Residential Overlay to General Commercial Plus to allow for a future warehousing and distribution facility use





STAFF REVIEW:

Nearby Uses/Setting:	The site is located along the south side of NYS Route 31 in an area characterized by large parcels containing a mix of uses. The Northern Pines Golf Club abuts the site to the east and south, the Cicero Highway Department is adjacent to the west. Low density residential, woodlands, active agriculture, and Chandler Automotive are located across Route 31 from the site.
Current Zoning:	The site is located in and primarily surrounded by an Agricultural (AG) and Mixed Residential Overlay district with the exception being a 116-acre parcel located across NYS Route 31 from the site, in a Residential 10000 (R10) district.
Proposed Zoning:	Per the referral notice, the applicant is seeking to place the site into a General Commercial Plus (GC Plus) zoning district to accommodate a future warehousing and distribution facility use. Per the Town Code, the GC Plus district is intended “to provide for a co-existence between commercial uses and light industrial uses.” Allowed uses include parking garages, parking lots, warehousing and distribution facilities, automotive repair and/or garage facilities, automotive repair and/or garage facilities, manufacturing/assembly.
Existing Site Layout:	Per aerial imagery from May 2024, the site contains two parcels, an eastern vacant parcel and a western parcel containing an approximately 900 sf building with a gravel driveway to Route 31.
Proposed Site Layout:	Per the Sketch Plan dated 1/17/25, the applicant illustrates construction of a 9,700 sf building on each parcel with gravel areas to be located between the buildings and Route 31.
Local Plans:	Per the Cicero Comprehensive Plan Future Land Use Map, the site is located in an area identified for Residential and Agricultural uses. Per the Plan, the “Agricultural Land Use Category encompasses active farmland as well as land that could be suitable for farming or otherwise contributes to the rural character of the Town.” Residential Land Use Category “reflects the Town’s desire to preserve the existing character of its established residential neighborhoods.”
Access:	The Sketch Plan depicts both parcels with individual 30’-wide driveways to NYS Route 31. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on must meet Department requirements.
Stormwater:	The Sketch Plan does not depict any stormwater management features. The Environmental Assessment Form solely addresses the zone change and not any future development of the site. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water: Per the referral notice, the site is served by public drinking water and no change the current infrastructure are proposed.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options;

Wastewater: There is no existing wastewater service to the site and no changes are proposed this time, however any development will require on-site wastewater facilities as public sewerage infrastructure is not available to the site. The building rendering on the Sketch Plan do not allow significant area for septic.

The site is located in the Brewerton Wastewater Treatment Plant Service area, approximately 400' from existing sewers.

Historic Resources: 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)

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-15

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Wetzel BESS A&B for the property located at 7846 & 7850 Goguen Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Wetzel Road (Route 252), a county highway; and

WHEREAS, the applicant is proposing construction of (2) 5 MW Battery Energy Storage Systems (BESS) on two parcels totaling 2.65 acres in an Industrial (I-1) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county easement or affect the county infrastructure. The applicant must relocate utility poles from the county easement and submit revised plans to the Department's Collection Systems Director for review prior to local approval.

2. The Onondaga County Department of Water Environment Protects requires a permit from Plumbing Control for a sanitary disconnect prior to, or as a condition of, municipal approval.

The Board encourages the municipality to consider adopting a comprehensive Battery Energy Storage Systems (BESS) ordinance for this unique land use, with regulations for fire safety, siting, required distance from residential uses, screening and definitions. The County Planning Department can assist in offering best practices approaches upon request.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-15
Type of Action: SITE PLAN
Applicant: Wetzel BESS A&B

Related Cases: Z-26-16

Referring Board: Town of Clay Planning Board

Date Received: 1/8/2026
30-Day Deadline: 2/7/2026

Located: at 7846 & 7850 Goguen Road

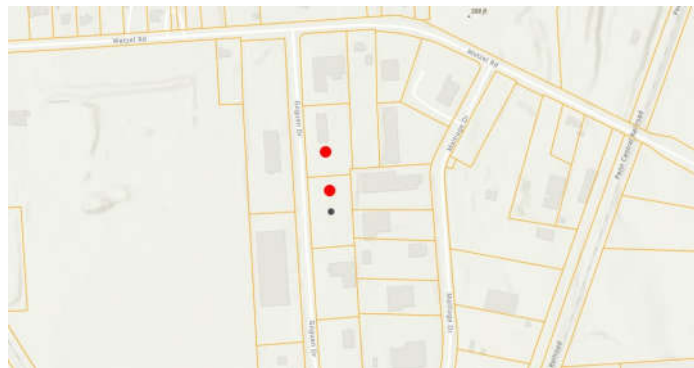
Tax Map Id: 087.-01-53.0, 087.-01-08.2

JURISDICTION:

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 Wetzel Road (Route 252), a county highway

Summary:

the applicant is proposing construction of (2) 5 MW Battery Energy Storage Systems (BESS) on two parcels totaling 2.65 acres in an Industrial (I-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-16) for this proposed Battery Energy Storage System (BESS).
Nearby Uses/Setting:	The area is characterized by a mix of industrial and commercial land uses, south of Wetzel Road, a county highway, and between CSX rail lines. Nearby uses include a sign company, an exhibit design and fabrication company, and a construction/demolition company.
Existing Site Layout:	The site contains two parcels, both with frontage on Goguen Drive. The northern parcel contains an existing building parking lot and driveway to Goguen Drive with cross access to the parking lot and facility to the north. Per aerial imagery, the vacant southern parcel contains trees and shrubs.
Proposed Site Layout:	Per the Site Layout Plan dated 12/22/25, the BESS will be constructed at the center of the site, across the parcel boundary. The six BESS units will be installed on a fenced-in gravel area along with the associated electrical equipment. Two sets of overhead electrical lines will connect the fenced-in area to utility poles along the Goguen Drive frontage and to two interconnection points on existing utility poles across Goguen Drive. Per the plans, the existing building and driveway to Goguen Drive will remain with the southern portion of the existing parking lot to be removed to contain the BESS.
Project Detail:	Per the Project Narrative dated 1/2026, the applicant is proposing construction of "two 5 MW AC, 4-hour duration BESS", noting the final battery size "will be dependent upon National Grid study results." Per the Project Narrative, the BESS would cover 20,600 sf and would require 17 utility poles to be installed to allow utility interconnection.
Access:	The existing driveway from Goguen Drive will remain. No new driveways are proposed.
Easements:	Per the Site Layout Plan, 20'-wide utility easements occur along the Goguen Drive frontage, along the boundary between parcels, and along the rear site boundary. The fenced-in area will occur across the utility easement and utility poles are to be installed within the utility easement along Goguen Drive. Per the Site Layout Plan, the "existing gas line to be field located prior to pole installation."
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/29/25, 0.83 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not addressed in the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.
Drinking Water:	A new connection to public drinking water is proposed to serve the site.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to the public sewers is proposed to serve the site which is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Wetlands: The Project Narrative notes the BESS and supporting equipment will be located "outside of the delineated wetland on the southern property" and that wetland "received a negative Jurisdictional Determination from the NYSDEC", further noting both parcels received a "negative Jurisdictional Determinations".

GIS mapping depicts nearby state and federal wetlands, but does not show any site or on adjacent parcels.

Per the Existing Conditions map dated 12/22/25, the wetland was delineated and a letter of No Jurisdiction dated 10/14/25 from the NYSDEC had been received. The date of the wetland delineation was not provided. Per the Site Layout Plan, the BESS and associated development will occur outside of the wetland boundary.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-16

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Wetzel BESS A&B for the property located at 7846 & 7850 Goguen Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Wetzel Road (Route 252), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow construction of (2) 5 MW Battery Energy Storage Systems (BESS) on two parcels totaling 2.65 acres in an Industrial (I-1) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county easement or affect the county infrastructure. The applicant must relocate utility poles from the county easement and submit revised plans to the Department's Collection Systems Director for review prior to local approval.

2. The Onondaga County Department of Water Environment Protects requires a permit from Plumbing Control for a sanitary disconnect prior to, or as a condition of, municipal approval.

The Board encourages the municipality to consider adopting a comprehensive Battery Energy Storage Systems (BESS) ordinance for this unique land use, with regulations for fire safety, siting, required distance from residential uses, screening and definitions. The County Planning Department can assist in offering best practices approaches upon request.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-16
Type of Action: SPECIAL PERMIT
Applicant: Wetzel BESS A&B

Related Cases: Z-26-15

Referring Board: Town of Clay Town Board

Date Received: 1/8/2026
30-Day Deadline: 2/7/2026

Located: at 7846 & 7850 Goguen Road

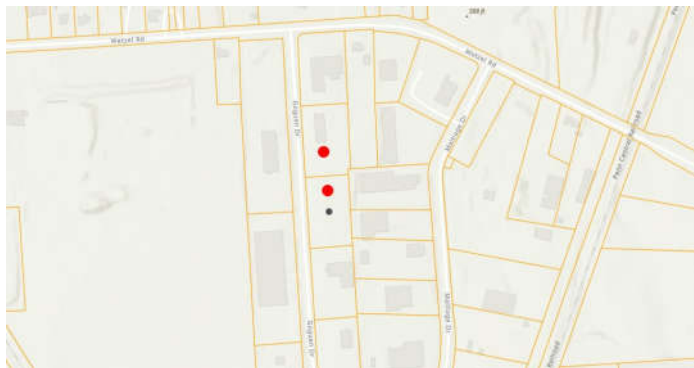
Tax Map Id: 087.-01-53.0, 087.-01-08.2

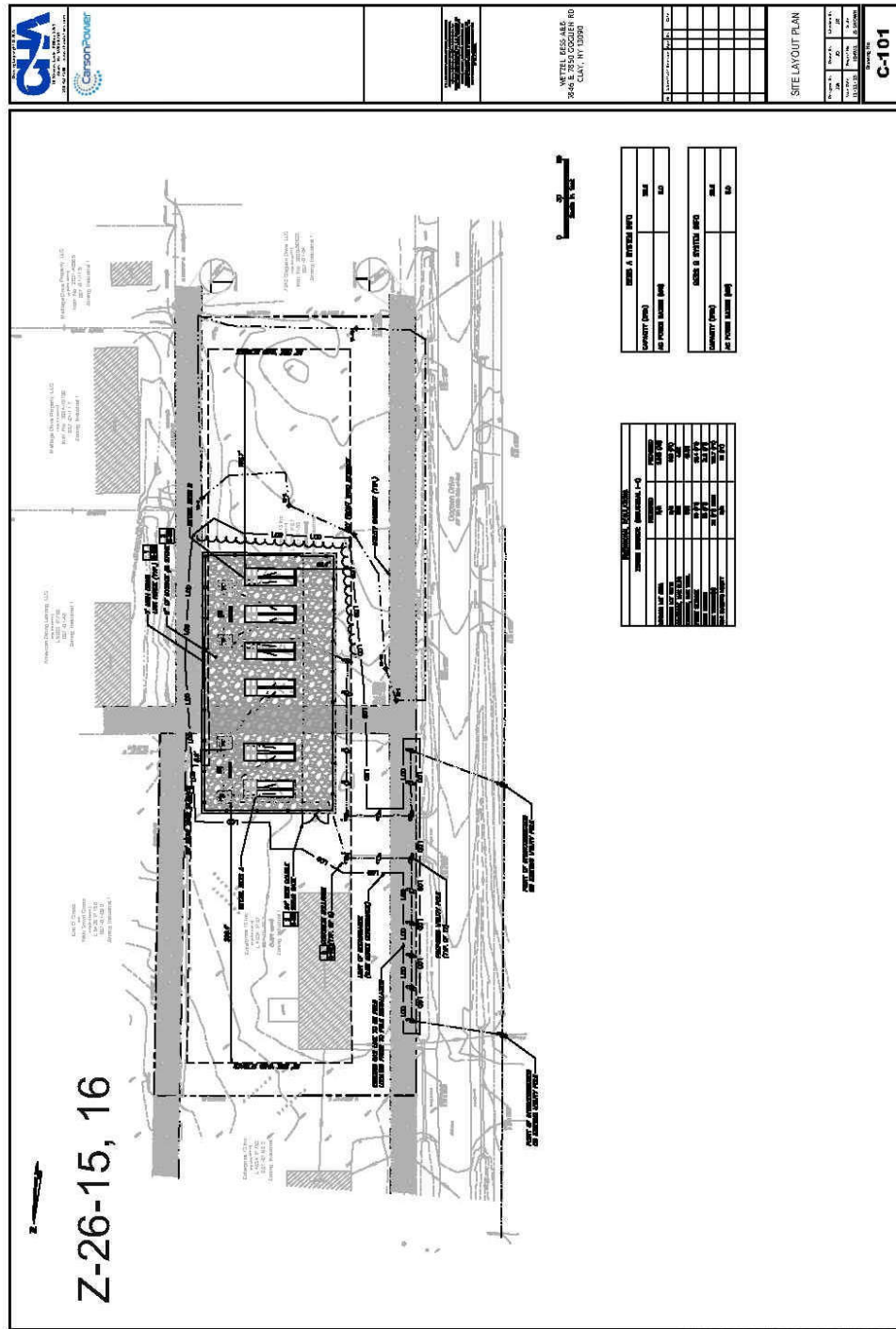
JURISDICTION:

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 Wetzel Road (Route 252), a county highway

Summary:

the applicant is requesting a special permit to allow construction of (2) 5 MW Battery Energy Storage Systems (BESS) on two parcels totaling 2.65 acres in an Industrial (I-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-15) for this proposed Battery Energy Storage System (BESS).
Nearby Uses/Setting:	The area is characterized by a mix of industrial and commercial land uses, south of Wetzel Road, a county highway, and between CSX rail lines. Nearby uses include a sign company, an exhibit design and fabrication company, and a construction/demolition company.
Existing Site Layout:	The site contains two parcels, both with frontage on Goguen Drive. The northern parcel contains an existing building parking lot and driveway to Goguen Drive with cross access to the parking lot and facility to the north. Per aerial imagery, the vacant southern parcel contains trees and shrubs.
Proposed Site Layout:	Per the Site Layout Plan dated 12/22/25, the BESS will be constructed at the center of the site, across the parcel boundary. The six BESS units will be installed on a fenced-in gravel area along with the associated electrical equipment. Two sets of overhead electrical lines will connect the fenced-in area to utility poles along the Goguen Drive frontage and to two interconnection points on existing utility poles across Goguen Drive. Per the plans, the existing building and driveway to Goguen Drive will remain with the southern portion of the existing parking lot to be removed to contain the BESS.
Project Detail:	Per the Project Narrative dated 1/2026, the applicant is proposing construction of a "two 5 MW AC, 4-hour duration BESS", noting the final battery size "will be dependent upon National Grid study results." Per the Project Narrative, the BESS would cover 20,600 sf and would require 17 utility poles to be installed to allow utility interconnection.
Access:	The existing driveway from Goguen Drive will remain. No new driveways are proposed.
Easements:	Per the Site Layout Plan, 20'-wide utility easements occur along the Goguen Drive frontage, along the boundary between parcels, and along the rear site boundary. The fenced-in area will occur across the utility easement and utility poles are to be installed within the utility easement along Goguen Drive. Per the Site Layout Plan, the "existing gas line to be field located prior to pole installation."
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/29/25, 0.83 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not addressed in the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.
Drinking Water:	A new connection to public drinking water is proposed to serve the site.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to the public sewers is proposed to serve the site which is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Wetlands: The Project Narrative notes the BESS and supporting equipment will be located "outside of the delineated wetland on the southern property" and that wetland "received a negative Jurisdictional Determination from the NYSDEC", further noting both parcels received a "negative Jurisdictional Determinations".

GIS mapping depicts nearby state and federal wetlands, but does not show any site or on adjacent parcels.

Per the Existing Conditions map dated 12/22/25, the wetland was delineated and a letter of No Jurisdiction dated 10/14/25 from the NYSDEC had been received. The date of the wetland delineation was not provided. Per the Site Layout Plan, the BESS and associated development will occur outside of the wetland boundary.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-20

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Commerce Boulevard Stor-Haus, Ltd. for the property located at 230 Commerce Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Salina and the Village of Liverpool; and

WHEREAS, the applicant is proposing construction of a 2,700 sf cold storage building on a 0.92-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The motion was made by Mike LaFlair and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-20
Type of Action: SITE PLAN
Applicant: Commerce Boulevard Sto

Related Cases:

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 1/14/2026
30-Day Deadline: 2/13/2026

Located: at 230 Commerce Boulevard

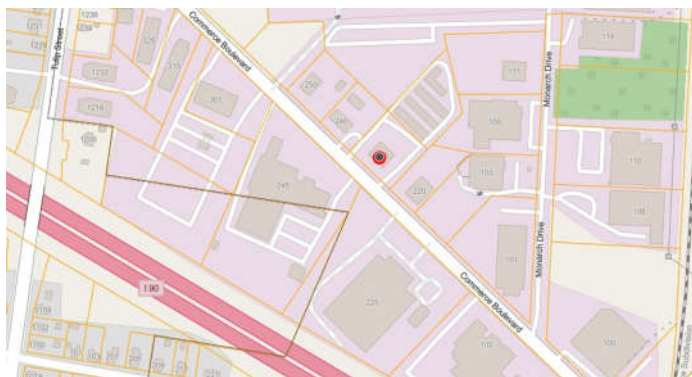
Tax Map Id: 026.-02-24.0

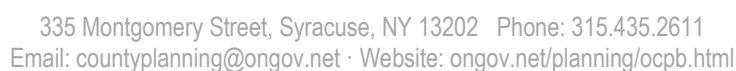
JURISDICTION:

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 the municipal boundary between the Town of Salina and the Village of Liverpool

Summary:

the applicant is proposing construction of a 2,700 sf cold storage building on a 0.92-acre parcel in an Office and Light Industrial Park (O-2) zoning district





STAFF REVIEW:

Nearby Uses/Setting:	The site is located along Commerce Boulevard in an area characterized by a mix of commercial uses, distribution centers, and warehouses. Nearby uses include a manufacturing company, a food redistributor, TJ Sheehan Distributing, and EAG laboratories.
Existing Site Layout:	The site contains a self-storage company in a 4,385 sf building along the Commerce Drive frontage with gravel areas located along the sides and rear.
Access:	The site has two driveways to Commerce Boulevard, a local road. No changes are proposed.
Project Detail:	The applicant proposes construction of a 2,700 sf cold storage building to be located to the rear of the main building.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/5/26, 0.28 acres of the site will be disturbed by the proposed project.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Floradale and Liverpool Pump Stations service areas. No changes to the existing infrastructure are proposed.
Other:	The project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Watersheds:	The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).
Plants/Animals:	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 there are no wooded areas on the site.
Historic Resources:	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: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-21

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 Liverpool Planning Board at the request of Liverpool Fire Department / Mark Pearson for the property located at 1110 Oswego 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 Oswego Street (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Village of Liverpool and the Town of Salina; and

WHEREAS, the Liverpool Fire Department is proposing to construct a 700 sf addition to the existing fire department on a 3.26-acre parcel in an Open Land (OL) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The motion was made by Mike LaFlair and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-21
Type of Action: SITE PLAN
Applicant: Liverpool Fire Department

Related Cases:

Referring Board: Village of Liverpool Planning Board

Date Received: 1/14/2026
30-Day Deadline: 2/13/2026

Located: at 1110 Oswego Street

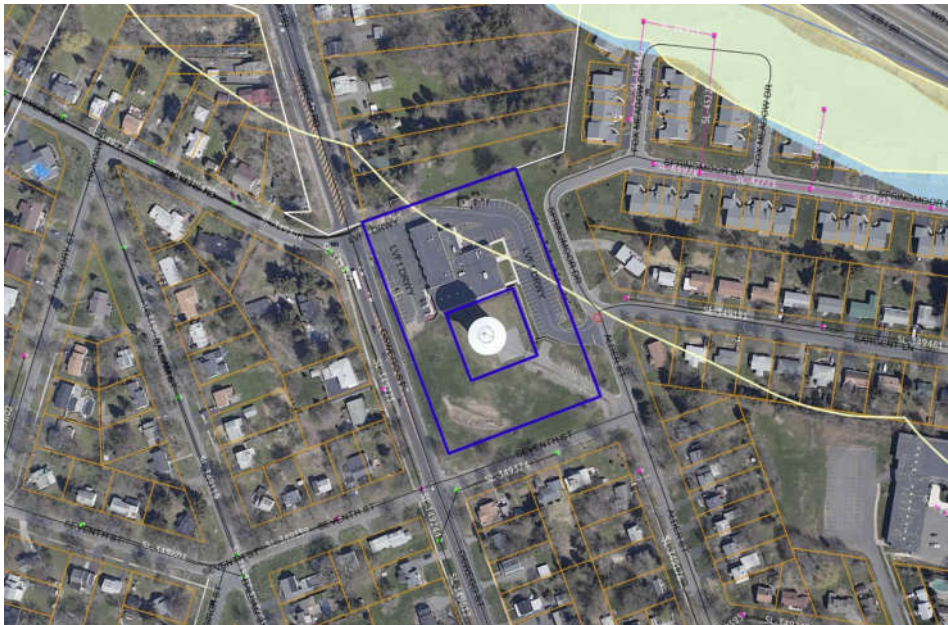
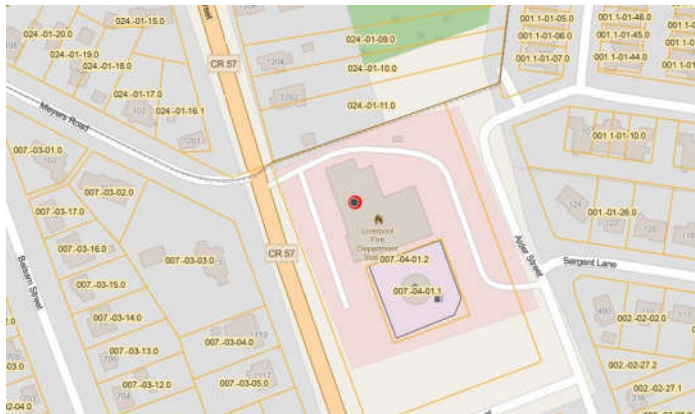
Tax Map Id: 007.-04-01.2

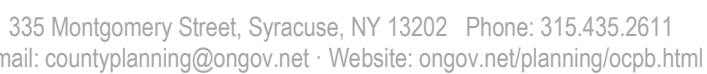
JURISDICTION:

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 Oswego Street (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Village of Liverpool and the Town of Salina

Summary:

the Liverpool Fire Department is proposing to construct a 700 sf addition to the existing fire department on a 3.26-acre parcel in an Open Land (OL) zoning district





STAFF REVIEW:

Location: The site is the Liverpool Fire Department, a complex located within a residential neighborhood. An OCWA water tower is located on a separate parcel, encompassed by the Fire Department site.

Existing Site Layout: The site contains an approximately 19,600 sf fire department building with parking located on either side.

Project Detail: The applicant is proposing construction of a 700 sf addition to provide sleeping accommodations for 7 volunteer firefighters.

Per the Overall Site Plan and Enlarged Site Plans and Details, both dated 1/9/26, the 28'x25' addition will be constructed at the northeast corner of the existing building, in a location currently occupied by a pergola. The pergola will be relocated to the parking lot, adjacent to the proposed addition.

Per the Enlarged Site Plan, a portion of the existing asphalt parking lot and concrete pavement will be removed and reconstructed to allow the addition and relocation of the pergola. Per the Architectural Narrative, the amount of pavement and concrete will remain the same at 46,162 sf.

Access: Driveway access to Oswego Street, a County route, and Alder Street, a local road. No changes are proposed.

Parking: The parking lot contains 75 spaces and no changes to the parking number will result from the proposal.

Easements: Per the Topographic Survey dated 12/4/25, multiple easements are located on site including an ingress & egress easement allowing access to the OCWA Water Tower over the existing driveway, two 20'-wide water main easements connect the OCWA Tower to water lines under Alder and Oswego Streets, a 10'-wide Telephone & Electric Easement connects the OCWA Tower to the Oswego Street frontage, and a Niagara Mohawk Power Corporation Gas Easement occurs along the Oswego Street frontage.

The proposed location of the pergola appears to encroach on a Telephone Co. easement which occurs along the Alder Street frontage before connecting to the Fire Department building.

ADVISORY NOTE: The municipality is encouraged to ensure all necessary permissions or permits for work within an easement are obtained.

Stormwater: Per the Environmental Assessment Form (EAF) dated 1/5/26, 0.06 acres of the site will be disturbed by the proposed project and "the existing site has a storm water management system and detention basin connected to the local municipal storm system." Per the Enlarged Site Plan, an existing yard drain will be removed to allow construction of the addition.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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 Environment:

Conservation prior to municipal approval.

Drinking Water: The site is served by public drinking water and no changes to the existing infrastructure are proposed.

ADVISORY NOTE: OCWA's Engineering Department may require the applicant contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Floradale and Liverpool Pump Stations service areas. No changes to the existing infrastructure are proposed.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Watersheds: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper)

Historic Resources: 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).

Plants/Animals: 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 there are no wooded areas on the site

Other: The project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-22

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 Liverpool Planning Board at the request of Robert Loring for the property located at 519 First 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and

WHEREAS, the applicant is proposing to build an addition and deck on an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Given the proximity and visibility to the highly utilized Onondaga Lake Park, as well as the presence of floodplains and saturated soil conditions in this area, the Onondaga County Parks Department requests additional information regarding the design, setbacks and function of stormwater management accommodations, particularly as it pertains to the swale and any runoff being directed into the floodplain or onto County owned lands. The Village must ensure Parks Department requirements are reflected on the proposed site plan prior to, or as a condition of, local approval.

1. Site Plans and accompanying documents submitted for the proposed project are lacking details typically required for such a review, such as the scale of the proposed construction, mitigation of steep slopes, and the proposal's potential impacts to stormwater and drainage. The Village is encouraged to clarify details of the proposal and require any important details be reflected on plans prior to local approval.
2. The Village is encouraged, at minimum, to require a landscaped buffer to shield rear parking from view from the adjacent parklands. Landscaping will also assist in absorption of stormwater in this sensitive area.
3. The applicant is advised that contractor access to the site via the recreational trail will not be permitted, due to soil conditions and the presence of underground utilities in the area.

The motion was made by Marty Masterpole and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-22
Type of Action: SITE PLAN
Applicant: Robert Loring

Related Cases: Z-26-23

Referring Board: Village of Liverpool Planning Board

Date Received: 1/15/2026
30-Day Deadline: 2/14/2026

Located: at 519 First Street

Tax Map Id: 005.-09-15.0

JURISDICTION:

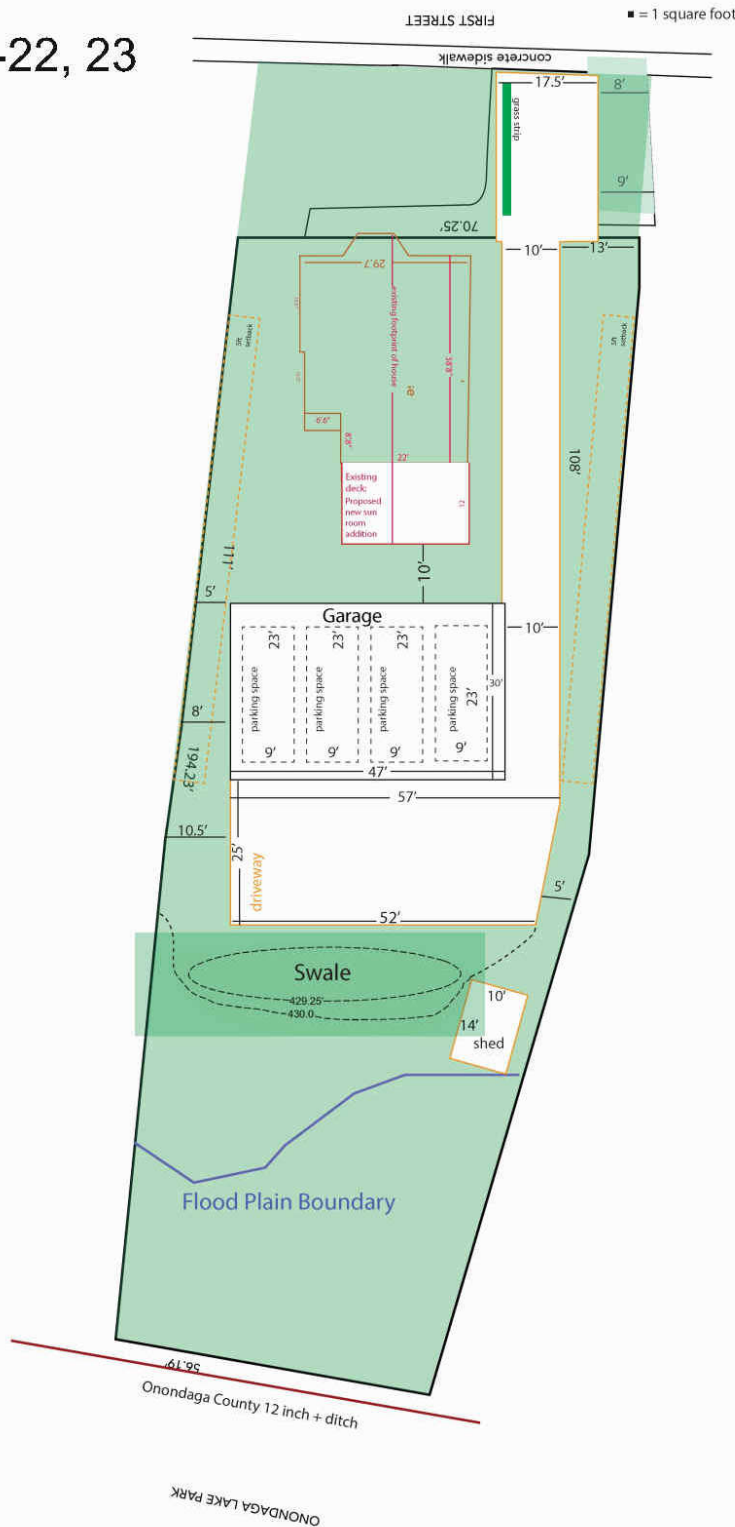
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility

Summary:

the applicant is proposing to build an addition and deck on an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district



Z-26-22, 23



STAFF REVIEW:

Past Board Reviews:	The Board previously offered No Position with Comment on a site plan referral (25-237) for similar changes proposed for the site.
Concurrent Reviews:	Special Permit referral (Z-26-23) to allow construction of a 1-story 4-car garage.
Location:	The site is a multi-family house in the Village of Liverpool, abutting Onondaga Lake Park, a county park, along a highly used trail and visible from that trail. The site has an approximately 25'-wide driveway to First Street which is adjacent to the neighbor's driveway and parking area to the east. Both the site's driveway and the adjacent driveway/parking area are located in the Village right-of-way which, per aerial imagery from May 2024, is consistent with many of the houses on this block. The site has a substantial slope to the rear of the property.
Project Detail:	The applicant proposes demolition of a rear addition, decks, and associated stairways and reconstruction of the rear two-story addition to be code compliant within the existing building footprint. Per the Project Narrative, the addition "will provide enclosed heated living space within the existing foundations." The Project Narrative does not discuss the proposed garage.
Proposed Site Layout:	Per an untitled, undated Site Plan, the applicant will narrow the existing driveway access from First Street and will install an 8-9'-wide landscaped strip between the driveway and the adjacent parcel's driveway. A "grass strip" is shown on the side of the driveway, possibly indicating separation between the driveway and a sidewalk leading to the house, but this detail is unclear. The driveway will narrow to 10'-wide the remaining length of the driveway to a rear 25'x52'x57' parking area that will provide access to a new one-story, four-car garage. Vehicle-access to the garage will come from the lake-facing side of the garage. Construction material of the driveway is unclear. Per Village Planning Board minutes from 10/27/25, the proposed driveway has been approved. The rear parking area is set back 5' from the eastern parcel boundary and 10.5' from the western site boundary. The proposed garage will be setback 5' from the western parcel boundary.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/1/2026, 0.03 acres of the site will be disturbed by the proposed project. The Site Plan depicts a swale to be constructed to the rear of the parking area. A 10'x14' shed is shown adjacent to the swale. The shed is not present in aerial photography and is not detailed in the project descriptions.
Existing Site Layout:	Per GIS mapping and aerial photography, the ground slopes down approximately 19 feet to the rear of the parcel, with a substantial change of elevation from the front of the house to the rear of the house. The downslope lands contain FEMA floodplain areas related to Onondaga Lake. The referral materials do not indicate any planned measures to mitigate the slope.

Floodplain/Flood way: FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain for Onondaga Lake, which may require avoidance elevation of structures and other mitigation. Per the submitted Site Plan, the floodplain as mapped does not appear to encroach within the limits of the project. However, drainage into the floodplain could be affected by the proposed site changes.

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

Drinking Water: The site is served by public drinking water. It is not clear if any changes to the existing infrastructure are proposed.

ADVISORY NOTE: OCWA's Engineering Department may require the applicant contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas. It is not clear if any changes to the existing infrastructure are proposed.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper). The site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, Northern Long-eared bat, and Straight-leaved pondweed, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the removal of materials, it appears that no trees will be removed as part of the proposed project.

Historic Resources: 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: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-23

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of Robert Loring for the property located at 519 First Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and

WHEREAS, the applicant is requesting a special permit to allow construction of a one-story detached four-car garage at an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Given the proximity and visibility to the highly utilized Onondaga Lake Park, as well as the presence of floodplains and saturated soil conditions in this area, the Onondaga County Parks Department requests additional information regarding the design, setbacks and function of stormwater management accommodations, particularly as it pertains to the swale and any runoff being directed into the floodplain or onto County owned lands. The Village must ensure Parks Department requirements are reflected on the proposed site plan prior to, or as a condition of, local approval.

1. Site Plans and accompanying documents submitted for the proposed project are lacking details typically required for such a review, such as the scale of the proposed construction, mitigation of steep slopes, and the proposal's potential impacts to stormwater and drainage. The Village is encouraged to clarify details of the proposal and require any important details be reflected on plans prior to local approval.

2. The Village is encouraged, at minimum, to require a landscaped buffer to shield rear parking from view from the adjacent parklands. Landscaping will also assist in absorption of stormwater in this sensitive area.

3. The applicant is advised that contractor access to the site via the recreational trail will not be permitted, due to soil conditions and the presence of underground utilities in the area.

The motion was made by Marty Masterpole and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee

Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-23
Type of Action: SPECIAL PERMIT
Applicant: Robert Loring

Related Cases: Z-26-22

Referring Board: Village of Liverpool Planning Board

Date Received: 1/15/2026
30-Day Deadline: 2/14/2026

Located: at 519 First Street

Tax Map Id: 005.-09-15.0

JURISDICTION:

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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility

Summary:

the applicant is requesting a special permit to allow construction of a one-story detached four-car garage at an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district



Z-26-22, 23



STAFF REVIEW:

Past Board Reviews:	The Board previously offered No Position with Comment on a site plan referral (25-237) for similar changes proposed for the site.
Concurrent Reviews:	Site Plan referral (Z-26-22) to rebuild the proposed addition.
Location:	The site is a multi-family house in the Village of Liverpool, abutting Onondaga Lake Park, a county park, along a highly used trail and visible from that trail. The site has an approximately 25'-wide driveway to First Street which is adjacent to the neighbor's driveway and parking area to the east. Both the site's driveway and the adjacent driveway/parking area are located in the Village right-of-way which, per aerial imagery from May 2024, is consistent with many of the houses on this block. The site has a substantial slope to the rear of the property.
Project Detail:	The applicant proposes demolition of a rear addition, decks, and associated stairways and reconstruction of the rear two-story addition to be code compliant within the existing building footprint. Per the Project Narrative, the addition "will provide enclosed heated living space within the existing foundations." The Project Narrative does not discuss the proposed garage.
Proposed Site Layout:	Per an untitled, undated Site Plan, the applicant will narrow the existing driveway access from First Street and will install an 8-9'-wide landscaped strip between the driveway and the adjacent parcel's driveway. A "grass strip" is shown on the side of the driveway, possibly indicating separation between the driveway and a sidewalk leading to the house, but this detail is unclear. The driveway will narrow to 10'-wide the remaining length of the driveway to a rear 25'x52'x57' parking area that will provide access to a new one-story, four-car garage. Vehicle-access to the garage will come from the lake-facing side of the garage. Construction material of the driveway is unclear. Per Village Planning Board minutes from 10/27/25, the proposed driveway has been approved. The rear parking area is set back 5' from the eastern parcel boundary and 10.5' from the western site boundary. The proposed garage will be setback 5' from the western parcel boundary.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/1/2026, 0.03 acres of the site will be disturbed by the proposed project. The Site Plan depicts a swale to be constructed to the rear of the parking area. A 10'x14' shed is shown adjacent to the swale. The shed is not present in aerial photography and is not detailed in the project descriptions.
Existing Site Layout:	Per GIS mapping and aerial photography, the ground slopes down approximately 19 feet to the rear of the parcel, with a substantial change of elevation from the front of the house to the rear of the house. The downslope lands contain FEMA floodplain areas related to Onondaga Lake. The referral materials do not indicate any planned measures to mitigate the slope.

Floodplain/Flood way: FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain for Onondaga Lake, which may require avoidance elevation of structures and other mitigation. Per the submitted Site Plan, the floodplain as mapped does not appear to encroach within the limits of the project. However, drainage into the floodplain could be affected by the proposed site changes.

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

Drinking Water: The site is served by public drinking water. It is not clear if any changes to the existing infrastructure are proposed.

ADVISORY NOTE: OCWA's Engineering Department may require the applicant to contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas. It is not clear if any changes to the existing infrastructure are proposed.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper). The site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, Northern Long-eared bat, and Straight-leaved pondweed, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the removal of materials, it appears that no trees will be removed as part of the proposed project.

Historic Resources: 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: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-25

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Matthew Peirson for the property located at 2265 Downer Street Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and

WHEREAS, the applicant is proposing to install a single-story 380 sf drive-thru coffee hut (Simple Roast Coffee) on a portion of the existing River Mall parking lot on a 21.77-acre parcel in a General Business zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The applicant is required to work with the Village regarding adequate supply and transmission capacity of water and sewer infrastructure prior to, or as a condition of, municipal approval.

The Village is encouraged to require plans displaying adequate details such as materials, landscaping, and curbing to be identified and labeled on the project plans to allow complete and thorough evaluation of the proposal.

The applicant and Village is encouraged to consider installation of sidewalk infrastructure for this plaza overall and including connection of this use to corridor sidewalk network.

Additionally, stormwater management, landscaping, and enhanced site elements are encouraged to organize the site, improve safety and aesthetics, and reduce heat island effects of this highly paved site.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-25
Type of Action: SITE PLAN
Applicant: Matthew Peirson

RelatedCases: Z-26-26

Referring Board: Town of Van Buren Planning Board

Date Received: 1/20/2026
30-Day Deadline: 2/19/2026

Located: at 2265 Downer Street Road

Tax Map Id: 034.-04-06.1

JURISDICTION:

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 Downer Street Road (Route 92), a county highway

Summary:

the applicant is proposing to install a single-story 380 sf drive-thru coffee hut (Simple Roast Coffee) on a portion of the existing River Mall parking lot on a 21.77-acre parcel in a General Business zoning district





STAFF REVIEW:

Concurrent Reviews: Special Permit referral (Z-26-26) to allow drive-in service.

Past Board Reviews: The Board has reviewed multiple referrals regarding the site, River Mall Plaza, and recently recommending Modification of site plan and change of use referrals (Z-260, Z-25-261) to establish a Little Caesars restaurant within an existing space, advising the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding a required re-inspection of the premises and required permits. Prior to that, the Board offered No Position with Comment on a site plan application (Z-11-15) to construct a gas station on another portion of the River Mall shopping center site. The Board encouraged the municipality to establish sidewalk policies to enable the extension of a pedestrian network along Downer Street and to connect nearby residential neighborhoods to commercial uses, encouraged the applicant and municipality to reduce impermeable surfaces and utilize green infrastructure, and recommending the reduction of area dedicated to parking.

Location: The parcel contains the River Mall shopping plaza with two commercial buildings: the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot. Commercial uses located within the plaza include a Thrifty Shopper, liquor store, and Tops supermarket. Surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south.

Project Detail: Per the Project Narrative dated 12/22/25, the applicant is proposing construction of a 380 sf "drive-through coffee hut" at the center of the mall's parking lot behind an existing gas station. The proposed wooden structure will have porches constructed at either end. Per the Floor Plan dated 1/16/26, there will be no customer space within the drive-up store.

Per the Site Plan dated 11/24/25, the building will have a single drive-thru lane on either side of the hut with possible landscaping extending from the building, defining the drive-thru lanes. A dumpster enclosure will be constructed and 7 parking spaces will be striped for employees. The proposal will result in a decrease of total parking spaces within the plaza parking lot.

Note, the Site Plan lacks clarifying details and labeling. It is unclear if there will be curbing installed, if dark gray areas depicted on the plan will be landscape islands or a different surface, or will be outlined by striping.

Access: Access to the plaza comes from Downer Street Road, a county road, and Cregg Road, a local road. No changes are proposed.

Drinking Water: A new connection to public drinking water is proposed for the new building. Per the Layout and Utility Plan dated 12/18/25, water service for the proposed building will come from an existing hydrant located within the parking lot.

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 Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to public sewers is proposed for the new building. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South and River Mall Pump Stations service areas. Per the Layout and Utility Plan, sewer service for the proposed building will come from an existing sanitary sewer line bisecting the parking lot.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road has public transit service and bus stops are located adjacent to the

Bike/Ped/Transit: There are sidewalks along Downer Street Road, but no sidewalks leading to buildings on site.

Watersheds: Per the EAF Mapper, the site is located over, or immediately adjoining, primary or principal aquifers.

Agriculture: The parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3). The parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the subject area.

Historic Resources: The site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State National Register of Historic Places. Additionally, per the EAF Mapper, the site or 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.

ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-26

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Matthew Peirson for the property located at 2265 Downer Street Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow the installation of a single-story 380 sf drive-thru coffee hut on a portion of the existing parking lot on a 21.77-acre parcel in a General Business zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The applicant is required to work with the Village regarding adequate supply and transmission capacity of water and sewer infrastructure prior to, or as a condition of, municipal approval.

The Village is encouraged to require plans displaying adequate details such as materials, landscaping, and curbing to be identified and labeled on the project plans to allow complete and thorough evaluation of the proposal.

The applicant and Village is encouraged to consider installation of sidewalk infrastructure for this plaza overall and including connection of this use to corridor sidewalk network.

Additionally, stormwater management, landscaping, and enhanced site elements are encouraged to organize the site, improve safety and aesthetics, and reduce heat island effects of this highly paved site.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-26
Type of Action: SPECIAL PERMIT
Applicant: Matthew Peirson

Related Cases: Z-26-25

Referring Board: Town of Van Buren Zoning
Board of Appeals

Date Received: 1/20/2026
30-Day Deadline: 2/19/2026

Located: at 2265 Downer Street Road

Tax Map Id: 034.-04-06.1

JURISDICTION:

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 Downer Street Road (Route 92), a county highway

Summary:

the applicant is requesting a special permit to allow the installation of a single-story 380 sf drive-thru coffee hut on a portion of the existing parking lot on a 21.77-acre parcel in a General Business zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-25) to construct a standalone drive-thru coffee hut.
Past Board Reviews:	The Board has reviewed multiple referrals regarding the site, River Mall Plaza, recently recommending Modification of site plan and change of use referrals (Z-260, Z-25-261) to establish a Little Caesars restaurant within an existing space, advising the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding a required re-inspection of the premises and required permits. Prior to that, the Board offered No Position with Comment on a site plan application (Z-11-15) to construct a gas station on another portion of the River Mall shopping center site. The Board encouraged the municipality to establish sidewalk policies to enable the extension of a pedestrian network along Downer Street and to connect nearby residential neighborhoods to commercial uses, encouraged the applicant and municipality to reduce impermeable surfaces and utilize green infrastructure, and recommending the reduction of area dedicated to parking.
Location:	The parcel contains the River Mall shopping plaza with two commercial buildings: the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot. Commercial uses located within the plaza include a Thrifty Shopper, liquor store, and Tops supermarket. Surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south.
Project Detail:	Per the Project Narrative dated 12/22/25, the applicant is proposing construction of a 380 sf “drive-through coffee hut” at the center of the mall’s parking lot behind an existing gas station. The proposed wooden structure will have porches constructed at either end. Per the Floor Plan dated 1/16/26, there will be no customer space within the drive-up store. Per the Site Plan dated 11/24/25, the building will have a single drive-thru lane on either side of the hut with possible landscaping extending from the building, defining the drive-thru lanes. A dumpster enclosure will be constructed and 7 parking spaces will be striped for employees. The proposal will result in a decrease of total parking spaces within the plaza parking lot. Note, the Site Plan lacks clarifying details and labeling. It is unclear if there will be curbing installed, if dark gray areas depicted on the plan will be landscape islands or a different surface, or will be outlined by striping.
Access:	Access to the plaza comes from Downer Street Road, a county road, and Cregg Road, a local road. No changes are proposed.
Drinking Water:	A new connection to public drinking water is proposed for the new building. Per the Layout and Utility Plan dated 12/18/25, water service for the proposed building will come from an existing hydrant located within the parking lot.
Wastewater:	A new connection to public sewers is proposed for the new building. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and

Baldwinsville South and River Mall Pump Stations service areas. Per the Layout and Utility Plan, sewer service for the proposed building will come from an existing sanitary sewer line bisecting the parking lot.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road has public transit service and bus stops are located adjacent to the

Bike/Ped/Transit: There are sidewalks along Downer Street Road, but no sidewalks leading to buildings on site.

Watersheds: Per the EAF Mapper, the site is located over, or immediately adjoining, primary or principal aquifers.

Agriculture: The parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3). The parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the subject area.

Historic Resources: The site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State National Register of Historic Places. Additionally, per the EAF Mapper, 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.

ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-27

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Fouad Dietz (LeMoyne College) for the property located at 1419 Salt Springs Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of DeWitt and the City of Syracuse; and

WHEREAS, the applicant (LeMoyne College) is proposing construction of an 8,400 sf addition to the existing Recreation Center on a 102-acre parcel in a Residential (R-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The motion was made by Mike LaFlair and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-27
Type of Action: SITE PLAN
Applicant: Fouad Dietz (LeMoyne C

Related Cases:

Referring Board: Town of DeWitt Planning Board

Date Received: 1/20/2026
30-Day Deadline: 2/19/2026

Located: at 1419 Salt Springs Road

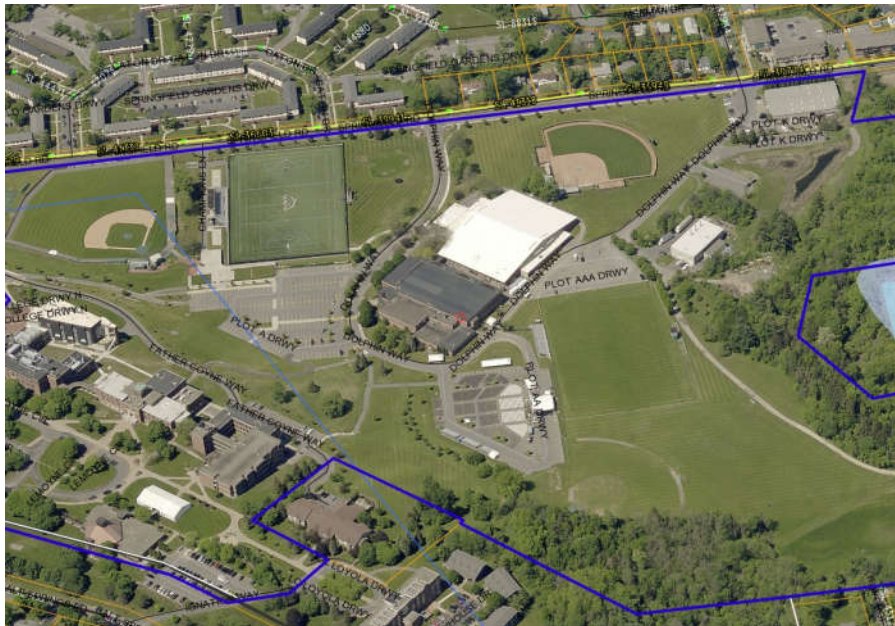
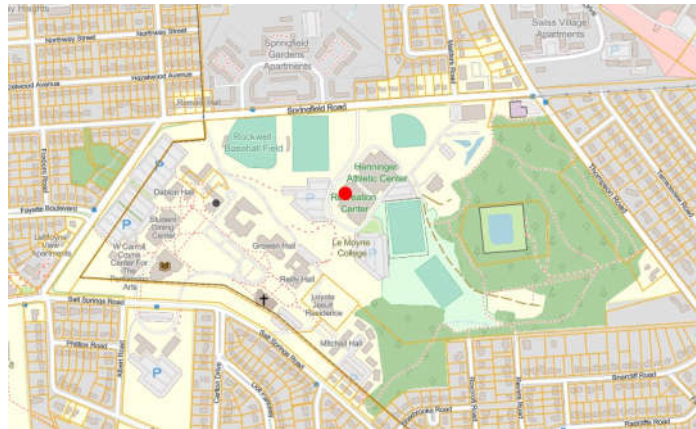
Tax Map Id: 044.-09-01.1

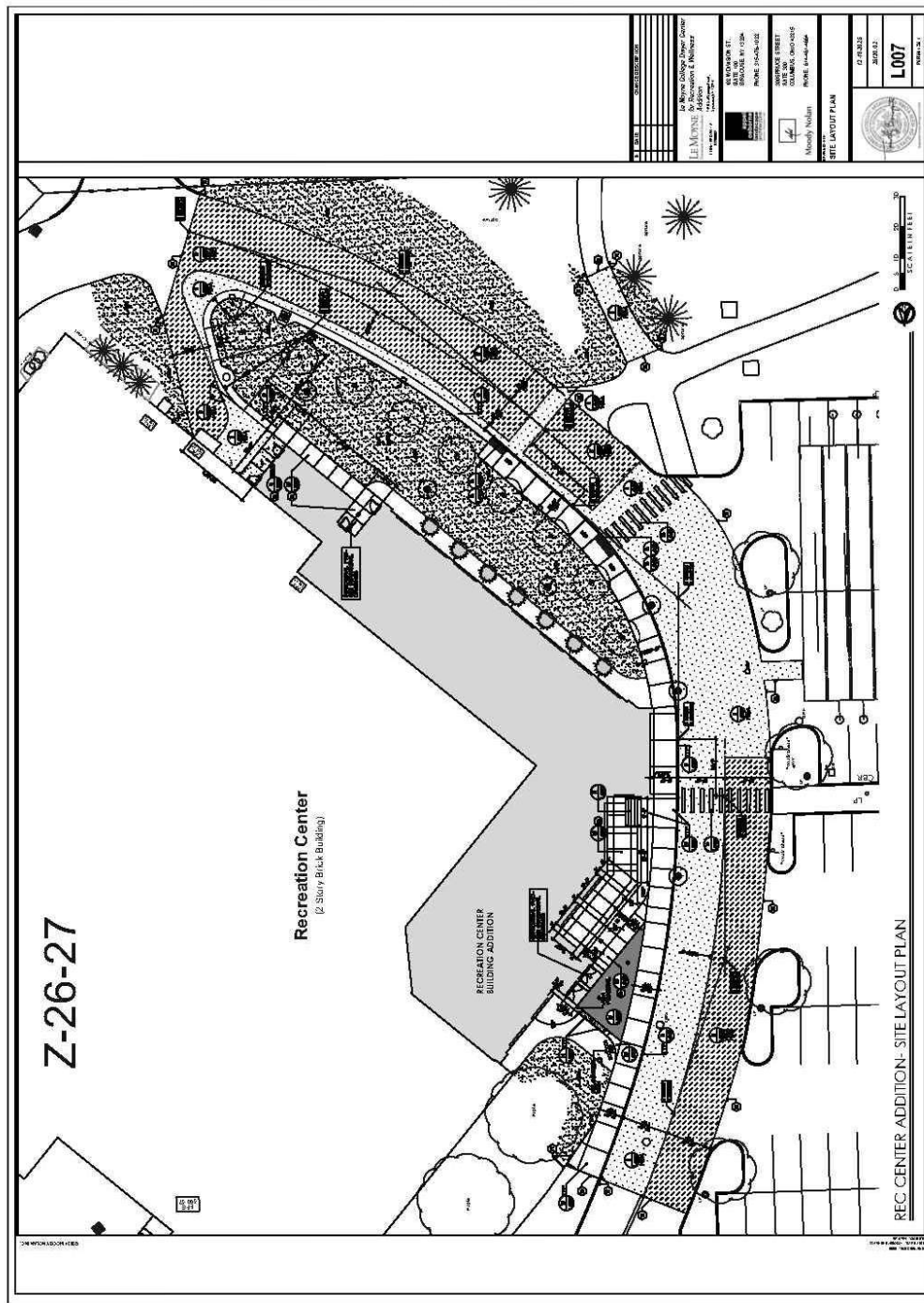
JURISDICTION:

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 the municipal boundary between the Town of DeWitt and the City of Syracuse

Summary:

the applicant (LeMoyne College) is proposing construction of an 8,400 sf addition to the existing Recreation Center on a 102-acre parcel in a Residential (R-2) zoning district





STAFF REVIEW:

Past Board Reviews: The Board has reviewed numerous referrals regarding the Lemoyne College campus, most recently having No Position on a site plan referral (Z-25-92) to make multiple improvements to the campus quad area. Other referrals include: providing comment on a use variance referral for another parcel located at LeMoyne College (Z-24-92) to allow a parking lot, encouraging the College to add pedestrian infrastructure to Salt Springs Road, connecting the campus with the adjacent neighborhood, holding No Position on site plan referrals (Z-21-119, Z-21-120) for modifications to Grewen Hall and the campus quad at Lemoyne College, and site plan referrals (Z-19-107, Z-11-319) to modernize waterline infrastructure along the quad and establishing a new softball field on campus.

Location: The site contains a significant portion of the LeMoyne College campus which is located both in the Town of DeWitt and on the eastern side of the City with the subject parcel located exclusively within the Town of DeWitt. The subject parcel frontage along Springfield and Thompson Roads and proximity to Salt Springs Road. Other surrounding land uses include various residential properties.

Existing Site Layout: The subject area is the Recreation Center and Athletic Center complex at the college campus, surrounded by athletic fields, parking lots, and lawn.

Project Detail: Per the Site Layout Plan dated 12/18/25, the applicant proposes to construct an 8,400 sf addition to the front corner of the Recreation Center to allow “internal renovation of the existing exercise and sports facilities.” This addition will occur in an area currently covered by lawn and trees and will require reconstruction of the sidewalk in that area.

Landscaping: Per the Site Planting Plan dated 12/18/25, new trees, plantings, and landscaping beds will be installed in the area around the proposed addition.

Stormwater: Per the Environmental Assessment Form (EAF) dated 12/18/25, 0.70 acres of the site will be disturbed by the proposed project and “stormwater will be directed to existing campus stormwater conveyance systems and stormwater management practices currently in use.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water: The addition will connect to existing public drinking water infrastructure.

Wastewater: The addition will connect to existing public sewer infrastructure. The site is located in the Metropolitan Wastewater Treatment Plant service area.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm>

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

Watersheds: A portion of 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.

Plants/Animals: 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). Impacts to bat species are often associated with tree clearing and per the referral, more plantings and trees will be installed as part of this 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 Permitting office.

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 a hearing.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-9

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 ZONE CHANGE from the Town of Clay Town Board at the request of The Summit Federal Credit Union for the property located at 4955 West Taft Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and

WHEREAS, the applicant is proposing a zone change on two parcels totaling 1.07 acres from Neighborhood Office (O-1) to Office (O-2) to allow for the construction of a credit union; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires the applicant to coordinate site plans with the Department. To further meet Department requirements, the applicant must submit traffic data and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

The Board encourages the addition of landscaping and/or screening along the West Taft Road frontage to screen the parking in the front yard.

The motion was made by Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Case Number: Z-26-9
Type of Action: ZONE CHANGE
Applicant: The Summit Federal Cred

RelatedCases: Z-26-10 S-26-1
Referring Board: Town of Clay Town Board

Date Received: 1/6/2026
30-Day Deadline: 2/5/2026

Located: at 4955 West Taft Road

Tax Map Id: 107.-14-26.1, 107.-14-27.1

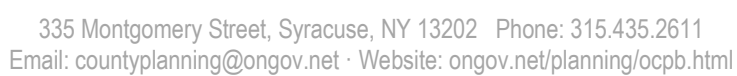
JURISDICTION:

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 West Taft Road (Route 51), a county highway

Summary:

the applicant is proposing a zone change on two parcels totaling 1.07 acres from Neighborhood Office (O-1) to Office (O-2) to allow for the construction of a credit union





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-06-282) to construct a 2,439 sf office building on site. The Board held No Position.
Concurrent Reviews:	Special permit and subdivision referrals (Z-26-10 and S-26-1).
Nearby Uses/Setting:	The site is located along West Taft Road, County Route 51, with additional front along Carriage Parkway, a local road. The site is across Carriage Parkway from Wegmans and is part of the Merrill Farms subdivision. The Taft Road corridor in this area is characterized by a mixture of commercial businesses along main road surrounded by residential neighborhoods. Adjacent parcels contain residential u
Existing Site Layout:	The site is comprised of two parcels located on West Taft Road, a vacant western parcel and an eastern parcel currently containing an office building (to be demolished) with a driveway to Carriage Parkway.
Proposed Site Layout:	Per the Lot Nos. 1 & 2 Taft Road Professional Office Park Map dated 12/15/25, two parcels comprising the site will be combined into a new 1.02-acre lot.
Current Zoning:	Per the Town Zoning Map dated 12/2017, the site is in an O-1 (Neighborhood Office) zoning district. Residential parcels to the west and north (rear) of the site are zoned R-7.5 (One-Family Residential District), the adjacent Wegmans Plaza is zoned RC-1 (Regional Commercial), and the Pinecrest Apartment Complex to the rear of the plaza is zoned R-Apt (Apartment District).
Proposed Zoning:	The applicant requests a zone change from O-1 (Neighborhood Office District) to O-2 (Office) to allow the proposed credit union. Per Town Code, the O-2 district is intended “to preserve the existing residential quality along portions of major roads within the Town. It shall also respect the general character of the surrounding area while permitting alternative and compatible office development on selected sites that are not suitable for residential use. This district shall emphasize the scale and design of any proposed office uses to ensure compatibility with the existing or planned residential development.” Uses permitted within O-2 include office buildings and instructional facilities by restaurants, schools, day-care centers, and libraries with special permit approval, and emergency vehicle stations, banks/credit unions, medical offices, and drive-in service with a special permit approved by the Town Board.
Other:	The applicant is requesting two special permits to allow the proposed credit union in an O-2 zoning district and to allow drive-thru service.
Proposed Site Layout:	Per the Taft Road Branch Conceptual Site Plan (undated), the existing building will be demolished to allow construction of the proposed 3,100 sf credit union. The Conceptual Plan depicts the drive-thru queue along the rear of the building with three-lane drive-thru with bypass lane along the western side of the building. The 19-space parking lot will be located between the building and the West Taft Road frontage.

ADVISORY NOTE: Per the Onondaga County Department of Water Environment

	Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
Landscaping:	Per the Taft Road Branch – Concept 2 Plan (undated), it appears landscape screening will be located along the rear and side site boundaries, between the d thru and adjacent residential parcels. Plant or tree varieties are not specified.
Access:	Per the Taft Road Branch Conceptual Site Plan (undated), proposed access for credit union will utilize the existing site access to Carriage Parkway, a local road ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted.
Drinking Water:	A new connection to public drinking water is proposed for the new building. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	A new connection to public sewers is proposed for the new building and the site located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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://ongov.net/wep/connections.htm
Easements:	Per the Taft Road Professional Office Park Map, a 15'-wide sanitary sewer easement occurs at the rear of the western parcel, extending to the rear of the existing building. A 25' and 20'-wide Ingress & Egress Easement is located on the site's driveway to Carriage Parkway and extends through the front parking lot. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County sewer easement. Any other work within the County easement must be coordinated with WEP.
Bike/Ped/Transit:	The Syracuse Metropolitan Transportation Council (SMTCC) 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. Per aerial imagery from May 2024, there are no sidewalks along Carriage Parkway or West Taft Road.
Bike/Ped/Transit:	Per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located on West Taft Road, adjacent to the site.

Other: The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Historic Resources: 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).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Village of East Syracuse Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, January 23, 2026
RE: GML Administrative Review - at 307 East Manlius Street
RECOMMENDATION: No Position With Comment

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-26-17
REFERRING BOARD: Village of East Syracuse Planning Board
DATE RECEIVED: 1/12/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Robert Featherly
LOCATION: at 307 East Manlius Street
WITHIN 500' OF: Hartwell Avenue (Route 77), a county highway
TAX ID(s): 005.-06-10.1

PROPOSAL: The applicant is proposing construction of a 24'x36' pole barn on a 0.32-acre commercial property in a Main Street zoning district. The site is located along the north side of East Manlius Street, across the street from the CSX rail lines. Per aerial imagery from May 2024, the site contains a two-story mixed-use building in the southeast corner with an asphalt lot expanding to the western site boundary. The site has unrestricted access to East Manlius Street.

The applicant is seeking to construct a 24'x36' pole barn to house inventory for the applicant's business. Per the referral materials, the pole barn will be located on the asphalt area and along the East Manlius Street frontage. No other changes to the site are proposed. The remainder of the asphalt area will continue to be utilized for parking at the rear of the barn and as access to the parking area along the western site boundary.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

existing or proposed driveways on East Manlius Street must meet Department requirements.

RECOMMENDATION: No Position With Comment

Comment(s): The applicant and the municipality are encouraged to reduce driveway access to East Manlius Street and replace the asphalt between the proposed pole barn and the sidewalk with a landscape strip to reduce stormwater runoff, protect stormwater quality, and improve the aesthetics of the site.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, January 23, 2026
RE: GML Administrative Review - at 908 Harrison Street
RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-26-18
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 1/12/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: 908 Harrison St., LLC / Norm Swanson
LOCATION: at 908 Harrison Street
WITHIN 500' OF: Upstate Medical Center, a state-owned facility
TAX ID(s): 049.-03-17.3

PROPOSAL: The applicant is proposing to develop a mixed-use facility by converting 60 of 80 apartments in an existing apartment building, Skyler Commons Apartments, into hotel rooms on a 0.55-acre parcel in an Urban Core (MX-4) zoning district. Per the referral materials, the existing building contains 80 dwelling units across four floors and the proposal is to convert the 60 units on floors 1-3 into hotel rooms. The 20 dwelling units located on the fourth floor will remain as dwelling units. No other site or building changes are proposed.

The site contains the four-story apartment building located along the Harrison Street frontage with a 30-space parking lot to the rear. Access to the building and parking lot is via the adjacent Hotel Skyler driveway to South Crouse Avenue. No changes to the exterior are proposed.

The site is served by drinking water provided by the City of Syracuse and public sewers and no changes to the current infrastructure are proposed. The site is

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

located in the Metropolitan Wastewater Treatment Plant service area.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance 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://ongov.net/wep/connections.html>

ADVISORY NOTE: This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed.

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, January 23, 2026
RE: GML Administrative Review - at 6006 Drott Drive
RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-26-19
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 1/13/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Presentation Concepts Corp.
LOCATION: at 6006 Drott Drive
WITHIN 500' OF: Interstate Route 481, a state highway
TAX ID(s): 014.-03-03.7

PROPOSAL: The applicant is proposing to add parking spaces to the rear of an existing building, restripe existing parking spaces, install new fence at the rear of the building, and repaint the exterior of a commercial building on a 1.04-acre parcel in an Industrial zoning district. The site is located along Drott Drive, a local road, in a commercial area south of Manlius Center Road and west of Interstate 481 in the Town of DeWitt. The site contains an existing approximately 7,400 sf building with an asphalt driveway from Drott Drive circulating the building to an asphalt area at the rear. Per aerial imagery, the site has cross-access to adjacent parcels to the north and south.

Per the Architectural Site Plan dated 10/16/25, the size of the tarvia area will remain the same and the 12 parking spaces along the front and side of the building will be re-striped. 14 new parking spaces will be striped in the rear tarvia area, totaling 26 space on site. An existing fence separates the rear tarvia from the driveway and that fence will be extended to separate the site from the asphalt

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area on the adjacent parcel to the south, closing that cross access. The exterior of the building will be painted. No other exterior changes are proposed.

Current FEMA Flood Insurance Rate Maps (FIRM) indicate that rear of the site is located within the 100-year floodplain. The Architectural Site Plan indicates the floodplain boundary is outside of the tarvia area in the "undeveloped area" of the site.

The site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed. The site is located in the Meadowbrook-Limestone Wastewater Treatment Plant and Butternut Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance 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 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://ongov.net/wep/connections.html>

RECOMMENDATION: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, January 23, 2026
RE: GML Administrative Review - at 5781 & 5795 Bridge Street
RECOMMENDATION: Modification

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-26-24

REFERRING BOARD: Town of DeWitt Planning Board

DATE RECEIVED: 1/16/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Paradise Companies

LOCATION: at 5781 & 5795 Bridge Street

WITHIN 500' OF: 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 Bridge Street (Route 290) and Erie Boulevard (Route 5), both state highways

TAX ID(s): 044.-08-06.1, 044.-08-02.1

PROPOSAL: The applicant is proposing to realign plaza entrances and adjust parking configurations on two parcels as part of a NYS Department of Transportation (NYSDOT) project on 5.9 acres in a Business zoning district. The site contains two shopping plazas along the northwest side of Bridge Street, near its intersection with Erie Boulevard East, NYS Route 5. Currently, the plazas each have their own driveways to Bridge Street and these are offset from the Celi Drive intersection with Bridge Street, NYS Route 290. As part of a NYSDOT project on Bridge Street, the driveways to both parcels will be reconstructed to have one driveway to Bridge Street, aligned with Celi Drive, where a new traffic signal has been installed.

Additional site work includes unifying the two plaza's parking lots along with resealing and restriping. Per the referral materials, the proposed work will result

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in a reduction of total parking spaces from 181 to 176 spaces. Per a conversation with Town Staff, the proposal will not result in a change in parking lot square footage.

Per the Boundary and Topographic Survey Map dated 9/17/19, the northern parcel contains a 16'-wide Onondaga County Sewer Easement that crosses the site from Kravec Drive, a local road, to under the current driveway. A 10'-wide sanitary sewer easement and a 20'-wide NYSDOT drainage easement cross a rear portion of the northern parcel, outside of the proposed work area.

Both plazas have public drinking water and wastewater service and no changes to the existing infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area and 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.

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.

RECOMMENDATION: Modification

Modification(s): The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.