



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

February 18, 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
Renee Dellas
Craig Dennis
Don Radke

STAFF PRESENT

Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:10 AM on February 18, 2026.

III. APPROVAL OF MINUTES

Minutes from January 28, 2026 were submitted for approval. Renee Dellas made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - 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-26-2	VFayPB	<i>Modification</i>
Z-26-28	TSpaPB	<i>Modification</i>
Z-26-29	TElbPB	<i>No Position With Comment</i>
Z-26-30	TDewPB	<i>No Position With Comment</i>
Z-26-31	TDewPB	<i>No Position</i>
Z-26-32	TDewZBA	<i>No Position</i>
Z-26-33	TElbPB	<i>Modification</i>
Z-26-34	TGedPB	<i>No Position With Comment</i>
Z-26-35	VFayPB	<i>No Position With Comment</i>
Z-26-36	TClapB	<i>No Position</i>
Z-26-37	CSyrPB	<i>Modification</i>
Z-26-38	CSyrZA	<i>Modification</i>
Z-26-40	TLafTB	<i>Approval</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-39 CSyrPB *No Position*

VII. ADJOURNMENT

The meeting adjourned at 11:50 AM.

OCPB Case # S-26-2

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 Village of Fayetteville Planning Board at the request of Northwoods Real Estate Ventures LLC for the property located 547 East Genesee Street; 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 East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and

WHEREAS, the applicant is proposing to subdivide a 32.9-acre parcel into two new lots, Lot 1A (16.025 acres) and Lot 1B (15.749 acres) in Industrial (I) and Residential (R-1) zoning districts as part of a larger redevelopment project to construct a grocery store; 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 New York State Department of Transportation requires the applicant to continue to coordinate NYS Route 5 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 rear portion of the site shall become a landlocked parcel, the applicant and Village should ensure adequate access to the rear of the site for maintenance, emergency services, and any potential development allowed under the restrictive covenant.
2. The Village is encouraged to ensure protections for all underground utilities serving both proposed lots are in place prior to and during the development of proposed Lot 1A.
3. The Village is also encouraged to consider an alternate appropriate zoning designation for proposed Lot 1B, given that single-family development shall not be permitted.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: S-26-2
Type of Action: SUBDIVISION
Applicant: Northwoods Real Estate

Related Cases: Z-26-35

Referring Board: Village of Fayetteville Planning Board

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: 547 East Genesee Street

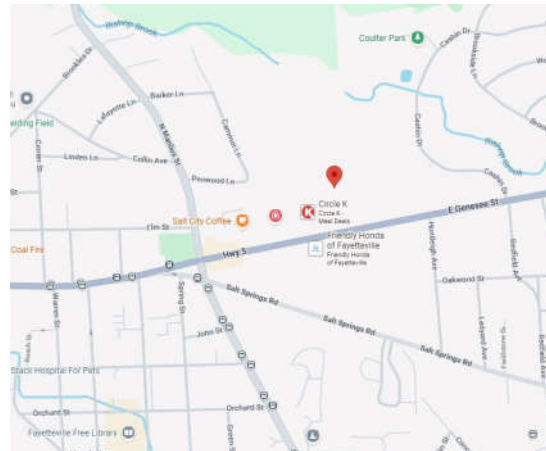
Tax Map Id: 009.-04-19.1

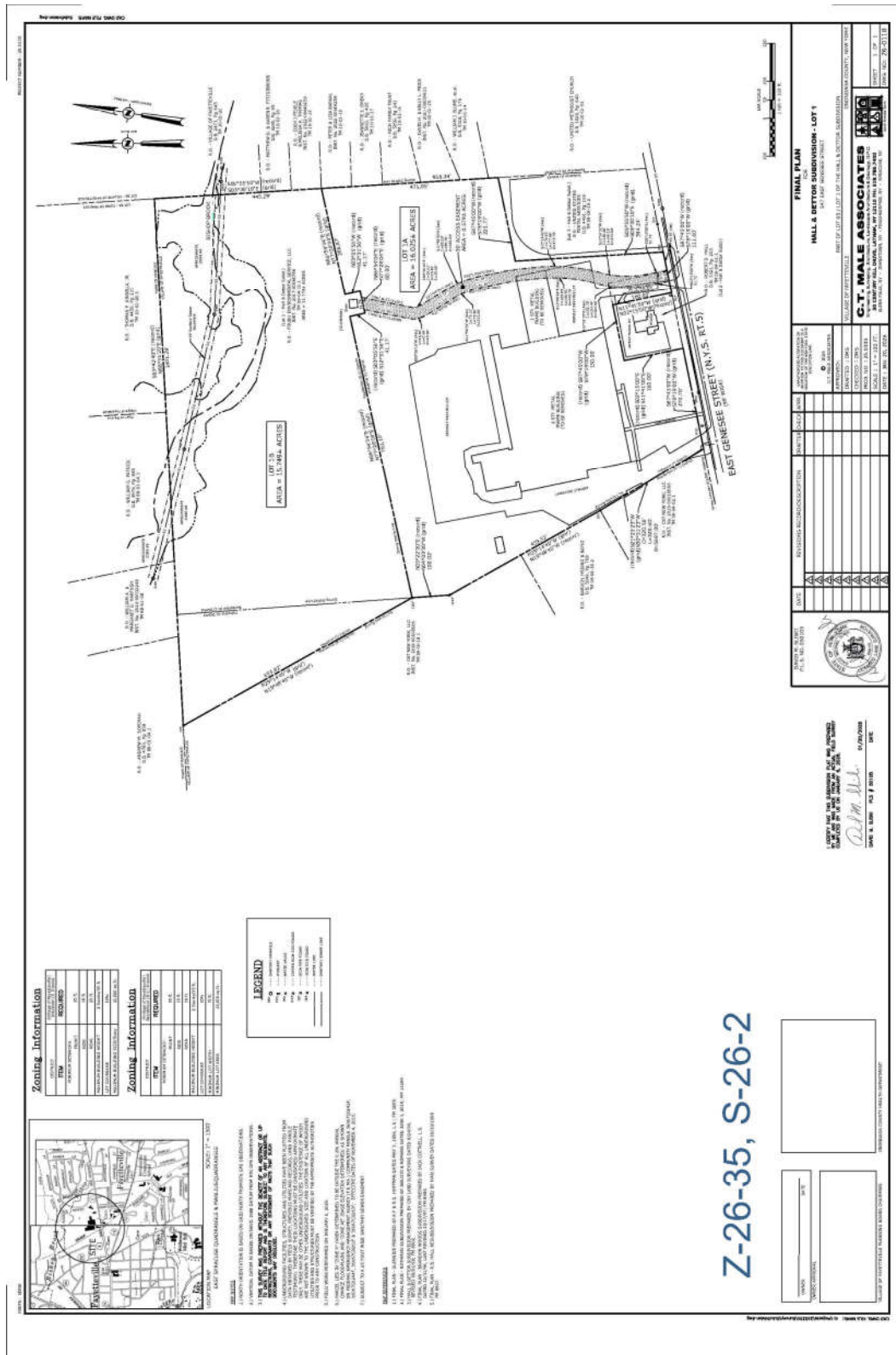
JURISDICTION:

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 East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius

Summary:

the applicant is proposing to subdivide a 32.9-acre parcel into two new lots, Lot 1A (16.025 acres) and Lot 1B (15.749 acres) in Industrial (I) and Residential (R-1) zoning districts as part of a larger redevelopment project to construct a grocery store





STAFF REVIEW:

Concurrent Reviews:	Z-26-35: multiple area variances to allow the proposed signage plan for the future grocery store
Past Board Reviews:	*Site plan and special permit referrals (Z-22-98, Z-22-99) for a proposed grocery store. (Approved locally Dec 2022). *Site plan, area variance, and subdivision referrals (Z-20-26, Z-20-27, S-20-5) to construct a grocery store, memory care facility, and commercial building on the *Project site review and subdivision referrals (Z-19-295, S-19-79) for a previous iteration of the project, which was modified in 2020 to exclude any development residentially-zoned land. *Zone change and site plan (Z-18-52, Z-18-53) referrals to change the zoning of subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses. *Zone change and area variance (Z-15-329, Z-15-330) referrals for a multi-family residential development and to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow a 250-unit residential community.
Location:	The site is located east of the NYS Route 5/Route 257 intersection in the Village Center and is situated between a Circle K convenience store, a U.S. Post Office and an office in a residential structure, to remain. The site is surrounded by a residential neighborhood. Per aerial imagery, the developed front of the subject parcel along Route 5 contains the former O'Brien and Gere facility (previously Accurate Die Casting), to be demolished, with associated parking and two driveways on Route 5. The undeveloped rear of the parcel contains wooded land and Bishop Brook.
Proposed Site Layout:	Per the Hall & Dettor Subdivision – Lot 1 Plan dated 1/20/26, the applicant proposes to subdivide the site into Lot 1A (16.025 acres) to contain the proposed grocery store and NYS Route 5 frontage and Lot 1B (15.749) comprising the rear, landlocked portion of the site. The only existing structure shown on proposed Layout is an existing "Foubo Water Treatment Shed". The boundary between proposed Lots 1A and 1B follows the zoning district boundary between the industrial-zoned land along NYS Route 5 and the rear residential-zoned land.
Variances:	The applicant is requesting variances for 4 signs for the proposed grocery store *To allow the signage to be internally illuminated when internal illumination is prohibited. *To allow 3 attached signs and 1 freestanding sign when only 1 attached or freestanding sign is allowed. *To allow a 28'1¼" wide with 4'6"-high lettering attached grocery store sign when 25'-wide with 12"-high lettering is the max allowed. *To allow an attached logo sign with 6'-high lettering when 12" is the max allowed. *To allow an attached name plate sign with 12"-high and approximately 104"-wide lettering when the Town code restricts sign to 9"-high lettering and 18"-wide lettering. *To allow a 21.38 sf, 76 ¼"-high free-standing monument sign when Town Code

allows a 6 sf max area and 60" max height.

(cont'd): Per the Detailed Layout Plan dated 12/20/22, the existing building will be demolished and a 56,550 sf grocery store with a 283-space parking lot will be constructed. The store will be situated along the western side of proposed Lot 1, with the parking lot along the eastern and northern sides of the building.

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.

Access: The Detailed Layout Plan shows two access points to NYS Route 5 in the same approximate locations as the existing driveways. Main access to the site will come from a full-access, signalized driveway on the eastern side of the site with the western driveway being converted to right-in/right-out.

ADVISORY NOTE: The proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.

Easements: Per the Subdivision Plan, a frontage parcel containing an existing office building will utilize the grocery store driveway for access, via a 24'-wide driveway contained within an access easement.

A proposed 30'-wide access easement is shown leading from the Route 5 driveway to proposed Lot 1B at the rear of the site, which runs directly to the water treatment shed. The alignment of the easement may preclude logical road access to rear lands.

A 25'-wide Onondaga County sanitary sewer easement is located in the same approximate area as Bishop Brook on proposed Lot 1B. No development is shown as proposed within this easement.

Easements: The local application notes that the proposed subdivision is to help facilitate the Brownfield Cleanup Program associated with the property, which contains contaminated soil and groundwater.

Proposed Lot 1B will come with restrictive covenants prohibiting single-family residential development.

Landscaping: The Detailed Layout Plan shows trees and shrubbery lining the internal drives, parking lot, and along an earthen berm to be installed at the rear of the store.

Bike/Ped/Transit: Sidewalks exist along NYS Route 5. Per the Detailed Layout Plan, sidewalks will be installed along the full access driveway, along the internal road, and crossing the front lawn to connect to the roadside sidewalks. A sidewalk will also connect to the adjacent gas station/convenience store.

Per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257.

Stormwater: Per the Environmental Assessment Form (EAF) dated 12/31/25, 7.5 acres of the site will be disturbed by the proposed project and "site runoff will be mitigated with

a stormwater management facility and then discharged at mitigated rates along normal water course, eventually draining into Bishop Brook” on the north side of site.

Per the Detailed Layout Plan, two stormwater quality areas will be installed between the parking lot and the rear Lot 1A boundary.

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.

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.

Drinking Water: A new connection to public drinking water is proposed to serve the grocery store

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 grocery store. The site is located in the Meadowbrook Limestone Wastewater Treatment Plant service area.

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 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.htm>

Other: According to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734

Waterbodies: Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site (proposed 1B) in an area that is currently forested. Current FEMA Flood Insurance Rate Map (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook. GIS mapping shows this area may also be encumbered by federal and state wetlands. The wetland boundaries are not depicted on the plans.

No development is currently proposed within the floodplain, floodway, or potential wetlands, generally found on proposed Lot 1B.

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

ADVISORY NOTE: Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state

wetland buffer on the site. All confirmed wetlands should be shown on the plans the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

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) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some trees will be removed as part of the proposed project.

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC) if the site contains a threatened or endangered species and/or associated habitat and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental 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-26-28

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 Spafford Planning Board at the request of Mark Byrne for the property located at 1715 East Lake Road; and

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

WHEREAS, the applicant is requesting a special permit to allow a club/lodge on a 4.75-acre parcel in a Residential Agricultural 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 Health Department Bureau of Public Health Engineering notes that septic plans as currently submitted will not be approved as submitted, and will require revisions. The Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.
2. The New York State Department of Transportation requires the applicant to coordinate regarding East Lake Road access plans with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-28
Type of Action: SPECIAL PERMIT
Applicant: Mark Byrne

RelatedCases:

Referring Board: Town of Spafford Planning Board

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

Located: at 1715 East Lake Road

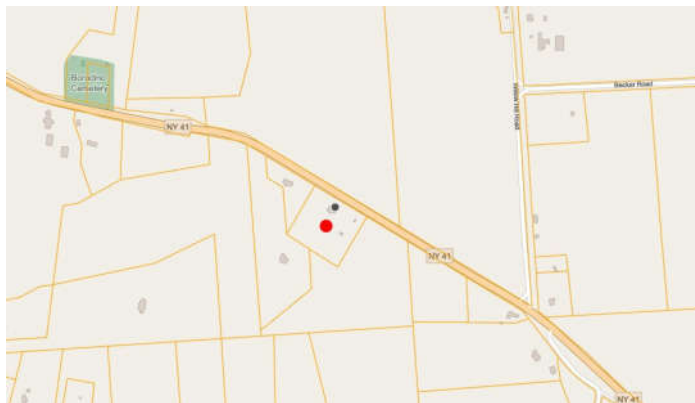
Tax Map Id: 018.-03-05.0

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 East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is requesting a special permit to allow a club/lodge on a 4.75-acre parcel in a Residential Agricultural zoning district





STAFF REVIEW:

Location:	The site is located in a rural area along East Lake Road characterized by large parcels containing agriculture and wooded areas.
Existing Site Layout:	The site is a 4.75-acre parcel currently containing an 1820 farmhouse along the East Lake Road frontage, formerly used as a restaurant with dwelling units. The structure has been unoccupied for several years.
Proposed Site Layout:	Per the Site Plan & Grading Plan dated 12/30/25, the driveway from East Lake Road (NYS Route 41) will provide access to a 14-space gravel parking lot. An additional 11 spaces are identified as “overflow parking on grass” adjacent to the gravel lot. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.
Project Detail:	Per the Project Narrative, the applicant is proposing demolition of the existing house, to be replaced with a 40' x 110' historic barn to be relocated from Rome, NY. The structure will be installed on a new foundation with a new basement. The structure will be remodeled to contain an event space as the primary use along with a two-bedroom dwelling unit to be located on the second floor. The event space will accommodate 99 people, containing a lobby, mezzanine, two rooms, and a catering kitchen. A 12' x 62' deck will be added to the west side of building. It's noted the building will not be a public event space, but will be utilized as a Family Lodge by the Byrne Family. Gatherings will range from under 20 to up to 100 people. Per Town Planning Board minutes from 12/18/25, the space will also be used for art workshop/craft sales.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/3/25, <0.5 acres of the site will be disturbed by the proposed project. Per the Site Plan, drainage infrastructure will be installed at the rear of the barn.
Drinking Water:	The barn will be connected to the existing well to provide drinking water to the building.
Wastewater:	Per an email from the Town, the existing septic system “is being evaluated to see if it can support a two-bedroom dwelling and family gatherings with a 3,000 gallon septic tank and grease trap added to the system.” Per the Onondaga County Department of Health, plans have been received and under review. Department staff notes it does not appear that they are proposing to utilize the existing septic system, and revisions may be necessary prior to acceptance.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 2. The site does not appear to contain active farmland, though the surrounding lands do. An Agricultural Data Statement was included with the referral materials.
Other:	Per an email with the Town from 2/3/26, the application will be sent to the Syracuse Water Department for review of projects for adherence with the rules and regulations of the Skaneateles Lake Watershed.

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

OCPB Case # Z-26-29

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 Elbridge Planning Board at the request of Timothy Fey for the property located at Route 5; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to fill and grade a vacant 6.5-acre parcel in a Business (B-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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board offers the following requirement regarding future development of the site:

The New York State Department of Transportation requires the applicant to coordinate regarding NYS Route 5 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.

The municipality is encouraged to require additional information on the approved site plan regarding any easements on the subject property.

The motion was made by Renee Dellas and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-29
Type of Action: SITE PLAN
Applicant: Timothy Fey

Related Cases:

Referring Board: Town of Elbridge Planning Board

Date Received: 1/27/2026
30-Day Deadline: 2/26/2026

Located: at Route 5

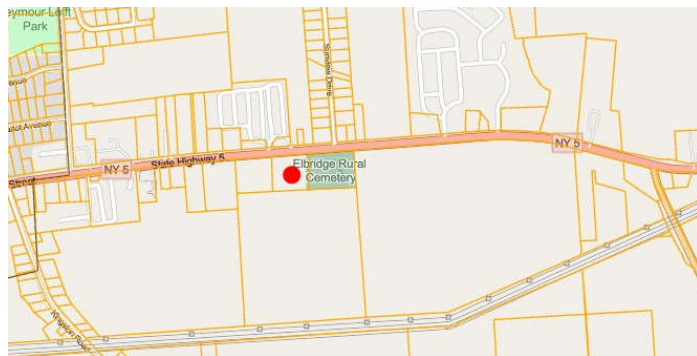
Tax Map Id: 041.-03-40.1

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 Route 5, a state highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing to fill and grade a vacant 6.5-acre parcel in a Business (B-1) zoning district



Z-26-29



STAFF REVIEW:

Location:	The site is located along NYS Route 5, east of the Village of Elbridge, in an area characterized by a mix of large parcels containing active agriculture, commercial along main routes, and mobile home parks.
Existing Site Layout:	Per aerial imagery from May 2024, the site is vacant and contains a gravel area lawn. Trees and shrubs occur along the side and rear parcel boundaries.
Project Detail:	The applicant proposes filling and re-grading the site to allow for the sale of the land. Per the Site Plan dated 12/2025, the site has irregular topography with steep slopes at the rear and eastern sides of the site. The central area of the site will be regraded to create a central flat area, with the existing steep slopes at the rear and eastern sides of the parcel to be formalized and pushed closer to the site boundaries. Per Google Earth, it appears the proposed work may be completed.
Easements:	A 35'-wide easement occurs along the eastern parcel boundary. Neither owner nor purpose of the easement is detailed.
Stormwater:	The extent of land disturbed by the proposal is not indicated in the Environmental Assessment Form (EAF) dated 2/6/26. Removal of vegetation from a sloped site can result in changes to stormwater discharges and flow to neighboring properties. 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.
Other:	There is no existing drinking water or wastewater service to the site and no changes are proposed.
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Agriculture:	Surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials. The site abuts the Hill Villa Farm to the rear which is protected via an agricultural conservation easement from development. Incompatible land uses are generally discouraged on lands abutting protected easement properties.
Historic Resources:	The site is located near the Elbridge Rural Cemetery 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.
(cont'd):	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-26-30

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 SAIA Motor Freight Line, LLC for the property located at 147 Falso Drive; 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 NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is proposing to demolish approximately 4,000 sf of an existing building and add new dock doors and concrete apron on the east side of the remaining building, in addition to adding an ADA ramp, sidewalks, stairs and parking on a 2.37-acre parcel in an Industrial 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:

The municipality and applicant are advised to ensure proper review and approvals are in place for any parking or permanent structures within the substantial National Grid powerline corridor easement.

The motion was made by Renee Dellas and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-30
Type of Action: SITE PLAN
Applicant: SAIA Motor Freight Line,

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Date Received: 1/30/2026
30-Day Deadline: 3/1/2026

Located: at 147 Falso Drive

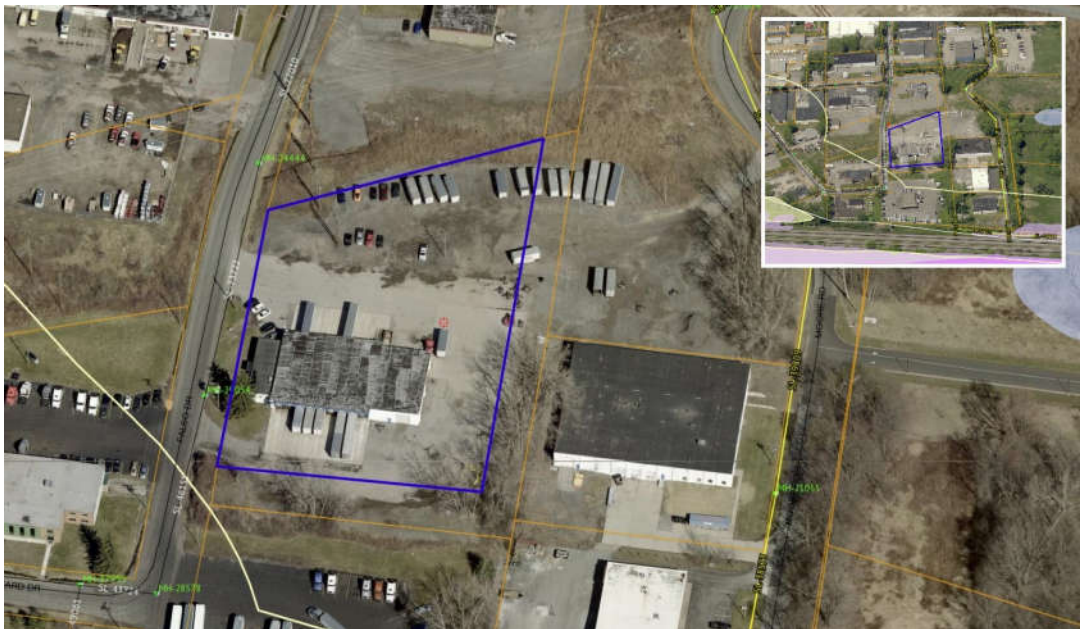
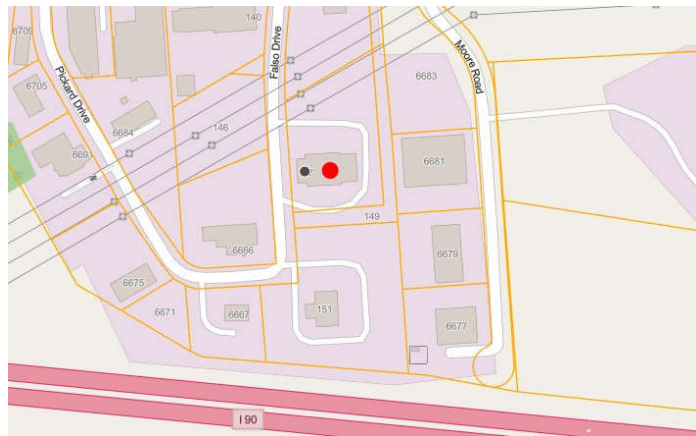
Tax Map Id: 022.-04-07.0

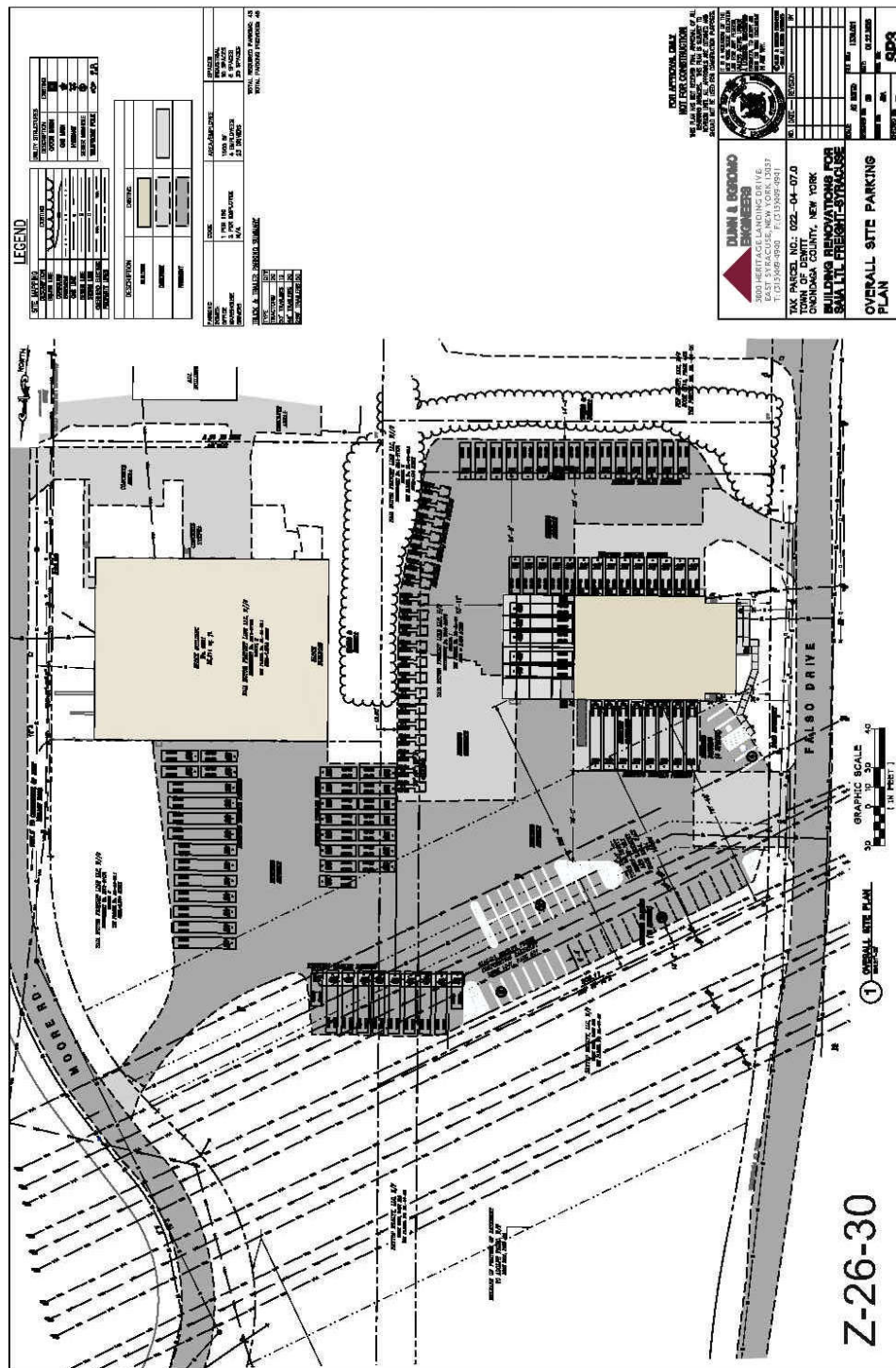
JURISDICTION:

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 NYS Thruway (Route 90), a state highway

Summary:

the applicant is proposing to demolish approximately 4,000 sf of an existing building and add new dock doors and concrete apron on the east side of the remaining building, in addition to adding an ADA ramp, sidewalks, stairs and parking on a 2.37-acre parcel in an Industrial zoning district





STAFF REVIEW:

Location:	The site is located in an area of the Town characterized by commercial uses and distribution warehouses, north of the NYS Thruway, south of East Molloy Road, west of Townline Road. Nearby companies are V Line Inc Trucking and Warehousing, Rick's Wheels, Bluefors Cryocooler Technologies Inc, and DeWit Auto Clinic.
Existing Site Layout:	The site contains an existing approximately 14,900 sf building, surrounded by asphalt with two driveways to Falso Drive, a local road. Per aerial imagery from 2024, loading truck bays are located on both sides of the building. The northern portion of the site appears to be utilized for parking and as a storage area.
Project Detail:	The applicant is proposing demolition of the rear portion, approximately 4,000 sf of the existing building, and replace it with a concrete pad. New dock doors will be installed along with relocating the dumpster, adding an ADA accessible ramp, sidewalk, stairs, and parking. 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.
Parking:	Per the Proposed Conditions Site Plan dated 1/22/26, 16 existing parking spaces occur along the northern site boundary with an additional 25 spaces to be striped. Existing spaces near the building will be restriped. The proposal will result in a total of 45 parking spaces on site. It is noted that some proposed parking is to occur within the Niagara Mohawk (National Grid) powerline corridor easement.
Easements:	Per the Land Title Survey dated 12/14/18, a 300'-wide Niagara Mohawk Power Corporation easement containing overhead electrical wires crosses along the northern site boundary. A 150'-wide portion of the easement occurs on site. With the Niagara Mohawk Power Corporation easement is a 20'-wide Town of DeWit Right-Of-Way easement also containing an 8" water line.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/22/26, 0.12 acres of the site will be disturbed by the proposed project and there will be "no change to existing drainage."
Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. 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 in an Onondaga County Drainage District for Bear Trap and I Creek, which is maintained by the Department of Water Environment Protection in this area.

Other: The project is within 2,000 feet of multiple sites (IDs: 734061, 734054) in the NY 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-26-31

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 Victory Signs - Anthony DePerno for the property located at 24 Aspen Park 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 Collamer Road (Route 298), a state highway; and

WHEREAS, the applicant is proposing to install an internally illuminated front-lit building sign over an entrance door on a 7.23-acre parcel in a High-Tech 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 Craig Dennis and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-31
Type of Action: SITE PLAN
Applicant: Victory Signs - Anthony D

Related Cases: Z-26-32

Referring Board: Town of DeWitt Planning Board

Date Received: 1/30/2026

30-Day Deadline: 3/1/2026

Located: at 24 Aspen Park Boulevard

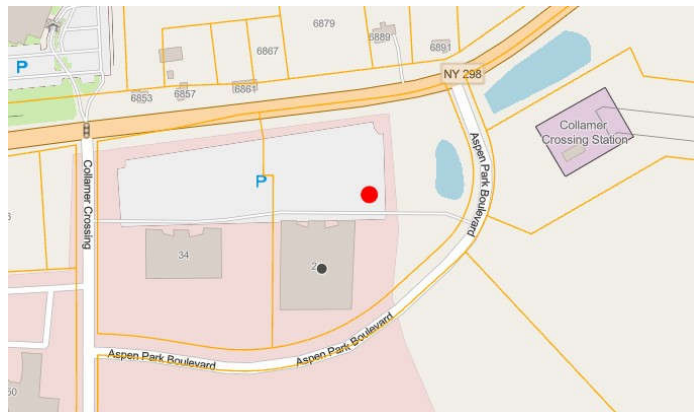
Tax Map Id: 021.-01-11.4

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 Collamer Road (Route 298), a state highway

Summary:

the applicant is proposing to install an internally illuminated front-lit building sign over an entrance door on a 7.23-acre parcel in a High-Tech zoning district



Z-26-31, 32

SAAB TECHNOLOGIES
EXTERIOR BUILDING SIGNAGE



Victorysign
est. 1999

PROJECT LEAD - SKY TAYLOR
(315) 767-0020 Ext. 5 sky@victorysign.net
Project start date - 9/8/25
10142771

Approved By _____ Date _____

☐ I have thoroughly reviewed all digital and physical proofs of the project materials.
☐ I understand that all proof reading and spell checking is my responsibility.
☐ I understand that printed product colors may vary from what I see on my computer.
☐ I accept full responsibility for this approval and hereby grant permission to proceed with production.
☐ I understand that revisions, error corrections and/or preference changes after this approval will be deemed new work and invoiced in addition to this projects fees.

Victory 7915 NY 13, CANASTOTA, NY VICTORYSIGN.NET

STAFF REVIEW:

Concurrent Reviews:	Area variance referral (Z-26-32) to allow this proposed sign.
Past Board Reviews:	No Position on site plan referral (Z-25-280) to reconfigure the existing parking area and modify truck access to the site. The Board offered No Position with Comment on a site plan referral (Z-14-101) to construct a 52,800 sf building. Earlier referrals include site plan, subdivision, and area variance referrals (Z-05-292, S-06-121, and Z-06-329).
Location:	The site is located in Collamer Crossings Business Park, along Collamer Road, east of its intersection with Interstate 481. Nearby are Aspen Park Financial, Northwestern Mutual, NexGen Asset Management Intelligence, and a former shopping center.
Existing Site Layout:	Per aerial imagery from May 2024, the site contains an approximately 47,000 sf commercial building fronted by a portion of the Collamer Crossings parking lot. A second parking lot is located along the eastern side of the building. The site has access points to Aspen Park Boulevard, one from the main parking lot and the second from a rear loading dock area. The site also has access to Collamer Crossing Parkway via the parcel to the west.
Project Detail:	The applicant is seeking site plan approval to install an internally illuminated front channel letter sign. The sign will be 70.5" x 224.68" x 5". The sign will be located over the main entrance, facing the parking lot.
Variances:	Town Code allows one sign per street façade which has an access drive. The proposed sign requires an area variance as it does not face an access drive.
Other:	The site is served by public drinking water and public sewers. The site is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap & Lehigh Creek, which is maintained by the Department of Water Environment Protection in this area.
Wetlands:	Per a letter from the NYS Department of Conservation (DEC) dated 6/22/25 included with the previous referral, there are no NYS jurisdictional wetlands on the site. Per GIS mapping, federal and state jurisdictional wetlands are located around the site, but none are shown on the site.
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 the plans 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).

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

OCPB Case # Z-26-32

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Victory Signs - Anthony DePerno for the property located at 24 Aspen Park Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Collamer Road (Route 298), a state highway; and

WHEREAS, the applicant is requesting an area variance to allow the installation of an internally illuminated front-lit building sign on a façade facing a parking lot with no access drive on a 7.23-acre parcel in a High-Tech 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 Craig Dennis and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-32
Type of Action: AREA VARIANCE
Applicant: Victory Signs - Anthony D

Related Cases: Z-26-31

Referring Board: Town of DeWitt Zoning Board
of Appeals

Date Received: 1/30/2026
30-Day Deadline: 3/1/2026

Located: at 24 Aspen Park Boulevard

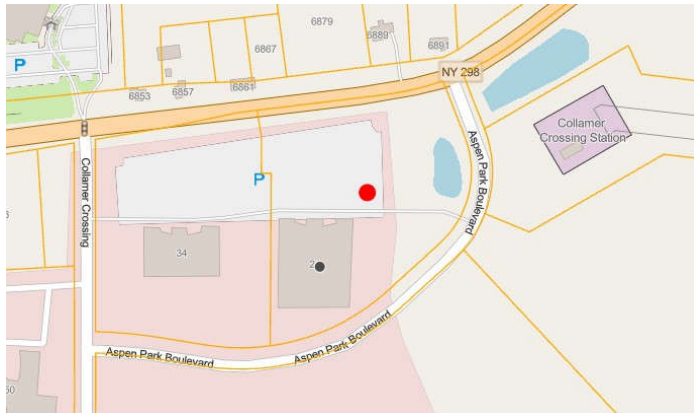
Tax Map Id: 021.-01-11.4

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Collamer Road (Route 298), a state highway

Summary:

the applicant is requesting an area variance to allow the installation of an internally illuminated front-lit building sign on a façade facing a parking lot with no access drive on a 7.23-acre parcel in a High-Tech zoning district



Z-26-31, 32

SAAB TECHNOLOGIES
EXTERIOR BUILDING SIGNAGE



Victorysign
est. 1999

PROJECT LEAD - SKY TAYLOR
(315) 767-0020 Ext. 5 sky@victorysign.net
Project start date - 9/8/25 30342771

Approved By _____ Date _____

☐ I have thoroughly reviewed all digital and physical proofs of the project materials.
☐ I understand that all proof reading and spell checking is my responsibility.
☐ I understand that printed product colors may vary from what I see on my computer.
☐ I accept full responsibility for this approval and hereby grant permission to proceed with production.
☐ I understand that revisions, error corrections and/or preference changes after this approval will be deemed new work and invoiced in addition to this projects fees.

STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-31) for this proposed sign.
Past Board Reviews:	No Position on site plan referral (Z-25-280) to reconfigure the existing parking area and modify truck access to the site. The Board offered No Position with Comment on a site plan referral (Z-14-101) to construct a 52,800 sf building. Earlier referrals include site plan, subdivision, and area variance referrals (Z-05-292, S-06-121, and Z-06-329).
Location:	The site is located in Collamer Crossings Business Park, along Collamer Road, east of its intersection with Interstate 481. Nearby are Aspen Park Financial, Northwestern Mutual, NexGen Asset Management Intelligence, and a former shopping center.
Existing Site Layout:	Per aerial imagery from May 2024, the site contains an approximately 47,000 sf commercial building fronted by a portion of the Collamer Crossings parking lot. A second parking lot is located along the eastern side of the building. The site has access points to Aspen Park Boulevard, one from the main parking lot and the second from a rear loading dock area. The site also has access to Collamer Crossing Parkway via the parcel to the west.
Project Detail:	The applicant is seeking site plan approval to install an internally illuminated front channel letter sign. The sign will be 70.5" x 224.68" x 5". The sign will be located over the main entrance, facing the parking lot.
Variances:	Town Code allows one sign per street façade which has an access drive. The proposed sign requires an area variance as it does not face an access drive.
Other:	The site is served by public drinking water and public sewers. The site is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap & Lehigh Creek, which is maintained by the Department of Water Environment Protection in this area.
Wetlands:	Per a letter from the NYS Department of Conservation (DEC) dated 6/22/25 included with the previous referral, there are no NYS jurisdictional wetlands on the site. Per GIS mapping, federal and state jurisdictional wetlands are located around the site, but none are shown on the site.
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 the plans 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).

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

OCPB Case # Z-26-33

- 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 Elbridge Planning Board at the request of Stone Island - Mikhail Koltakov for the property located at 1495 State Route 5; 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 State Route 5, a state highway, Fikes Road (Route 135), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 50' X 150' pole barn for storage on a 1.23-acre parcel in a Business (B-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:

Given the access to Fikes Road has neither been applied for or approved, the Onondaga County Department of Transportation requires the applicant to coordinate Fikes Road access plans (prior and proposed) with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to municipal approval.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-33
Type of Action: SITE PLAN
Applicant: Stone Island - Mikhail Kol

RelatedCases:

Referring Board: Town of Elbridge Planning Board

Date Received: 1/30/2026
30-Day Deadline: 3/1/2026

Located: at 1495 State Route 5

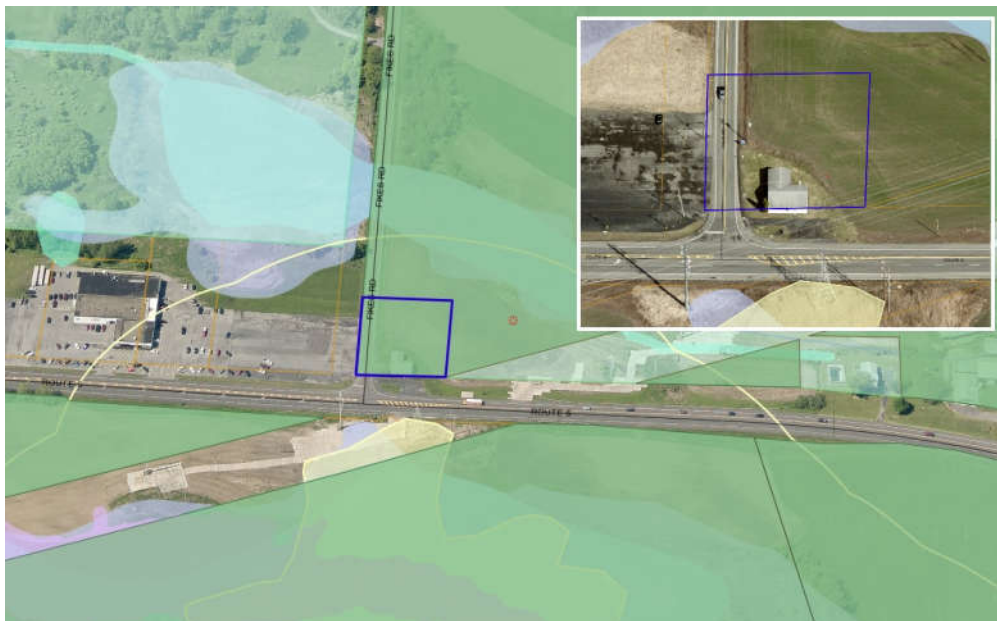
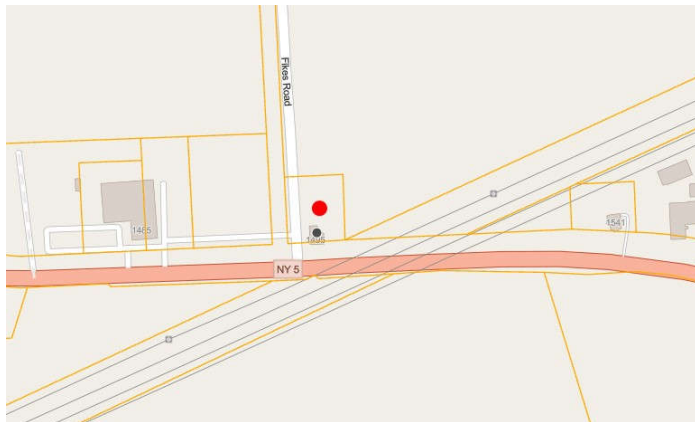
Tax Map Id: 036.-01-09.3

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 State Route 5, a state highway, Fikes Road (Route 135), a county highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing to construct a 50' X 150' pole barn for storage on a 1.23-acre parcel in a Business (B-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Modification of site plan referral (Z-21-199) to establish a retail and showroom facility, advising the applicant must coordinate with the NYS Department of Transportation (NYSDOT) and Onondaga County Department of Transportation (OCDOT).
Location:	The site is located in a rural area with surrounding residential, agricultural, and low density, roadside commercial land uses. The surrounding farmlands are bisected by a parcel owned by National Grid and containing overhead utility lines.
Existing Site Layout:	The site has frontage on NYS Route 5 and Fikes Road (County Route 135) and contains an approximately 2,800 sf building (to remain) located along both frontages. Aerial imagery from May 2024 shows asphalt and gravel areas adjacent to the building and a gravel area extending across the remainder of the site. The site was previously part of the adjacent Hill Villa Farm, but was subdivided from the larger parcel and is under different ownership.
Project Detail:	Per the Site Plan dated 1/27/26, the applicant is proposing installation of a 50' x 150' pole barn along the northern boundary of the site. The Site Plan shows the existing gravel area will be formalized into a 5-car parking area along the eastern side of the building. The site will also contain a u-shaped driveway to Fikes Road and a dumpster enclosure.
Access:	Per aerial photography, it appears that modifications to driveways and asphalt paved surfaces have been completed prior to this referral. Access to Route 5 has been removed. The Onondaga County Department of Transportation notes that the driveways onto Fikes Road were modified without required permit approval from the Department. The submitted site plan (1/27/2026) shows two 20'-wide paved driveways onto Fikes Road, removal of access from the Route 5 frontage, and modifications to the boundaries of gravel and paved surfaces surrounding the building. These changes generally reflect changes visible via google maps, but do not specifically match the recently prepared site plan. It is unclear whether the work is complete, or if the site plan reflects future changes to be considered in concert with the pole barn construction. ADVISORY NOTE: Per the NYS Department of Transportation, no access to NYS Route 5 will be permitted, and all existing or proposed driveways on Fikes Road must meet Department requirements.
Stormwater:	The amount of land disturbed by the proposal is not indicated on the Environmental Assessment Form (EAF) dated 2/6/26. The addition of a building and impermeable surfaces, however, may result in an increase or change in stormwater runoff to adjacent properties. 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 existing building is served by an individual well. Per the referral notice, the pole barn will not be connected to water.

Wastewater:	The existing building is served by an individual septic. Per the referral notice, the pole barn will not be connected to septic.
Agriculture:	The site and surrounding parcels are enrolled in NYS Agricultural District 3. Surrounding lands contain active farmland. An Agricultural Data Statement was included with the referral materials. The American Farmland Trust (AFT) holds the conservation easement for the H Farm and confirms that this lot had been excluded from the easement and subsequently subdivided off the main farm parcel (now 036.-01-09.1), and sold. ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of property within a NYS Certified Agricultural District to include an Agricultural Data Statement.
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (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-26-34

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 Geddes Planning Board at the request of North Eastern Development 1 LTD Inc. for the property located 900 State Fair Boulevard; 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 parcel is part of a larger site which is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and

WHEREAS, the applicant is proposing a zone change on a 2.51-acre parcel from Residential A: Single-Family Residential to Commercial B: Highway Commercial District to allow consolidation of parcels and development of an existing commercial parcel; 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 proposed zone change of this parcel to a highway-oriented commercial district appears to potentially conflict with the land use objectives of the Town's comprehensive plan. In the plan, the site is shown to be just outside of the State Fair Boulevard corridor, for which neighborhood-scale commercial mixed use is desired.

The Town is encouraged to consider updating its zoning code, as noted in the plan, to better align zoning regulations with objectives for the corridor, and consider this zone change in the context of planning goals for the Town. The municipality is encouraged to consider application to the Onondaga County Department of Planning for financial assistance, as part of its Town Planning Grants program.

The motion was made by Renee Dellas and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-34
Type of Action: ZONE CHANGE
Applicant: North Eastern Developme

RelatedCases:

Referring Board: Town of Geddes Planning Board

Date Received: 2/4/2026
30-Day Deadline: 3/6/2026

Located: 900 State Fair Boulevard

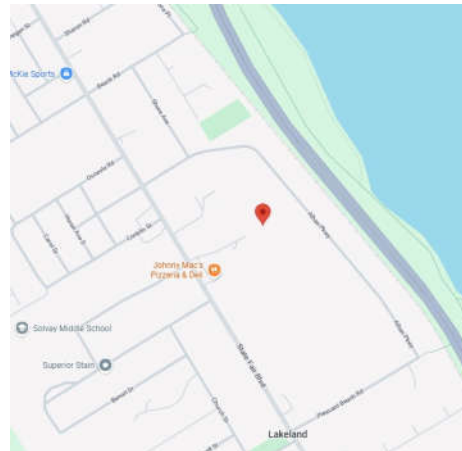
Tax Map Id: 023.-13-36.1

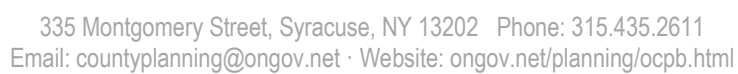
JURISDICTION:

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 parcel is part of a larger site which is located within 500 feet of State Fair Boulevard (Route 80), a county highway

Summary:

the applicant is proposing a zone change on a 2.51-acre parcel from Residential A: Single-Family Residential to Commercial B: Highway Commercial District to allow consolidation of parcels and development of an existing commercial parcel





STAFF REVIEW:

Past Board Reviews:	The adjacent parcel (part of larger site) had zone change, subdivision, and site referrals (Z-16-117, S-26-24, Z-16-118) to construct a three-tenant retail building. The applicant was required to coordinate with the Onondaga County Department of Transportation (OCDOOT) regarding access and traffic mitigation to the site.
Location:	The site is located between State Fair Boulevard (County Route 80) and NYS Interstate 690, in the Lakeland area. The area is characterized by a mix of residential neighborhoods and commercial uses along major roads. The subject parcel is landlocked and located between State Fair Boulevard and Alhan Parkway, a local road. The subject parcel abuts a parcel containing a small commercial plaza on two sides (southwest and southeast) and a single-family residential neighborhood to the northeast.
Existing Site Layout:	The site is a vacant landlocked parcel and per aerial imagery, devoid of trees and covered by lawn.
Current Zoning:	The site is currently located in a Residential A: Single-Family Residential (RA) zoning district. Per the Town Zoning Map dated 2010, the subject area is located in a part of the Town primarily zoned RA with Commercial B: Highway Commercial District (CB) zoning primarily located along State Fair Boulevard. It appears many of the parcels along State Fair Boulevard are split zoned CB/RA with the CB-zoned areas located along the roadway. No other parcels in this section of State Fair Boulevard are currently zoned CB.
Proposed Zoning:	Per the Town Code, the CB district allows uses including single-family dwellings, religious uses, and family day-cares by right. Site Plan review is required for retail businesses, business offices, community centers, schools, and public libraries. Uses allowed with a special permit include restaurant, bank, gas station, motor vehicle sales, service and repair, car washes, and day-care facilities.
Drinking Water:	A new connection to public drinking water will be required for any future development on the site. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	A new connection to the public sewers will be required for any future development on the site. The site is located in the Metropolitan Wastewater Treatment Plant's Lakeside and Westside 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
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 and 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 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: 734025) 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-26-35

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Fayetteville Planning Board at the request of Northwoods Real Estate Ventures LLC for the property located 547 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review area variance and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and; and

WHEREAS, the applicant is requesting multiple area variances to allow establishment of a grocery store on a portion of a 32.9-acre parcel in Industrial (I) and Residential (R-1) zoning districts; 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 Board takes no position regarding the proposed signage variances, but advises the applicant and municipality of the following outstanding permitting requirements and other comments for consideration in the development process:

1. The New York State Department of Transportation requires the applicant to continue to coordinate NYS Route 5 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. Given the rear portion of the site shall become a landlocked parcel, the applicant and Village should ensure adequate access to the rear of the site for maintenance, emergency services, and any potential development allowed under the restrictive covenant.
3. The Village is encouraged to ensure protections for all underground utilities serving both proposed lots are in place prior to and during the development of proposed Lot 1A.
4. The Village is also encouraged to consider an alternate appropriate zoning designation for proposed Lot 1B, given that single-family development shall not be permitted.

The motion was made by Renee Dellas and seconded by Don Radke. The votes were

recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-35
Type of Action: AREA VARIANCE
Applicant: Northwoods Real Estate

Related Cases: S-26-2

Referring Board: Village of Fayetteville Planning Board

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: 547 East Genesee Street

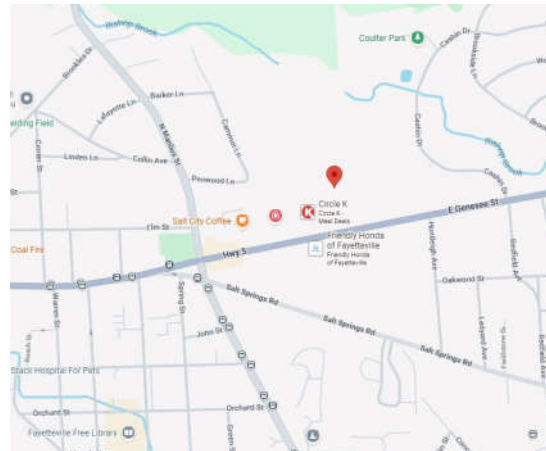
Tax Map Id: 009.-04-19.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review area variance and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and

Summary:

the applicant is requesting multiple area variances to allow establishment of a grocery store on a portion of a 32.9-acre parcel in Industrial (I) and Residential (R-1) zoning districts





STAFF REVIEW:

Concurrent Reviews:	S-26-2: divide the site into two new lots: Lot 1A (16.025 acres) and Lot 1B (15.7 acres)
Past Board Reviews:	*Site plan and special permit referrals (Z-22-98, Z-22-99) for a proposed grocery store. Approved locally Dec 2022. *Site plan, area variance, and subdivision referrals (Z-20-26, Z-20-27, S-20-5) to construct a grocery store, memory care facility, and commercial building on the *Project site review and subdivision referrals (Z-19-295, S-19-79) for a previous iteration of the project, which was modified in 2020 to exclude any development the residential land, which was previously proposed. *Zone change and site plan (Z-18-52, Z-18-53) referrals to change the zoning of subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses. *Zone change and area variance (Z-15-329, Z-15-330) referrals for a similar multifamily residential development and to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community
Location:	The site is located east of the NYS Route 5/Route 257 intersection in the Village Center and is situated between a Circle K convenience store, a U.S. Post Office and an office in a residential structure, to remain. The site is surrounded by a residential neighborhood. Per aerial imagery, the developed front of the subject parcel along Route 5 contains the former O'Brien and Gere facility (previously Accurate Die Casting), to be demolished, with associated parking and two driveways on Route 5. The undeveloped rear of the parcel contains wooded land and Bishop Brook.
Proposed Site Layout:	Per the Hall & Dettor Subdivision – Lot 1 Plan dated 1/20/26, the applicant proposes to subdivide the site into Lot 1A (16.025 acres) to contain the proposed grocery store and NYS Route 5 frontage and Lot 1B (15.749) comprising the rear, landlocked portion of the site. The only existing structure shown on proposed Layout is an existing "Foubo Water Treatment Shed". The boundary between proposed Lots 1A and 1B follows the zoning district boundary between the industrial-zoned area along NYS Route 5 and the rear residential-zoned area.
Variances:	The applicant is requesting variances for 4 signs for the proposed grocery store *To allow the signage to be internally illuminated when internal illumination is prohibited. *To allow 3 attached signs and 1 freestanding sign when only 1 attached or freestanding sign is allowed. *To allow a 28'1¼" wide with 4'6"-high lettering attached grocery store sign when 25'-wide with 12"-high lettering is the max allowed. *To allow an attached logo sign with 6'-high lettering when 12" is the max allowed *To allow an attached name plate sign with 12"-high and approximately 104"-wide lettering when the Town code restricts sign to 9"-high lettering and 18"-wide lettering. *To allow a 21.38 sf, 76 ¼"-high free-standing monument sign when Town Code

allows a 6 sf max area and 60" max height.

Access: The Detailed Layout Plan shows two access points to NYS Route 5 in the same approximate locations as the existing driveways. Main access to the site will come from a full-access, signalized driveway on the eastern side of the site with the western driveway being converted to right-in/right-out.

ADVISORY NOTE: The proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.

Easements: The local application notes that the proposed subdivision is to help facilitate the Brownfield Cleanup Program associated with the property, which contains contaminated soil and groundwater.

Proposed Lot 1B will come with restrictive covenants prohibiting single-family residential development.

Easements: Per the Subdivision Plan, a frontage parcel containing an existing office building will utilize the grocery store driveway for access, via a 24'-wide driveway contained within an access easement.

A proposed 30'-wide access easement is shown leading from the Route 5 driveway to proposed Lot 1B at the rear of the site, which runs directly to the water treatment shed. The alignment of the easement may preclude logical road access to rear lands.

A 25'-wide Onondaga County sanitary sewer easement is located in the same approximate area as Bishop Brook on proposed Lot 1B. No development is shown as proposed within this easement.

Landscaping: The Detailed Layout Plan shows trees and shrubbery lining the internal drives, parking lot, and along an earthen berm to be installed at the rear of the store.

Stormwater: Per the Environmental Assessment Form (EAF) dated 12/31/25, 7.5 acres of the site will be disturbed by the proposed project and "site runoff will be mitigated with a stormwater management facility and then discharged at mitigated rates along normal water course, eventually draining into Bishop Brook" on the north side of site.

Per the Detailed Layout Plan, two stormwater quality areas will be installed between the parking lot and the rear Lot 1A boundary.

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.

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.

Drinking Water: A new connection to public drinking water is proposed to serve the grocery store.

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 grocery store. The site is located in the Meadowbrook Limestone Wastewater Treatment Plant service area.

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 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.htm>

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257.

Bike/Ped/Transit: Sidewalks exist along NYS Route 5. Per the Detailed Layout Plan, sidewalks will be installed along the full access driveway, along the internal road, and crossing the front lawn to connect to the roadside sidewalks. A sidewalk will also connect to the adjacent gas station/convenience store.

Waterbodies: Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site (proposed Lot 1B) in an area that is currently forested. Current FEMA Flood Insurance Rate Map (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook. GIS mapping shows this area may also be encumbered by federal and state wetlands. The wetland boundaries are not depicted on the plans.

No development is currently proposed within the floodplain, floodway, or potential wetlands, generally found on proposed Lot 1B.

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

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

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) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some trees will be removed as part of the proposed project.

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated

habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

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

Other: According to the New York State Department of Environmental Conservation (NDEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734

(cont'd): Per the Detailed Layout Plan dated 12/20/22, the existing building will be demolished and a 56,550 sf grocery store with a 283-space parking lot will be constructed. The store will be situated along the western side of proposed Lot 1, with the parking lot along the eastern and northern sides of the building.

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.

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

OCPB Case # Z-26-36

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 Planning Board at the request of Sonbyrne Sales, Inc. for the property located at 7190 Buckley 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 Buckley Road (Route 48), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow electronic messaging on a monument sign for a proposed convenience store and fueling facility on a 2.7-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 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 Craig Dennis and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-36
Type of Action: SPECIAL PERMIT
Applicant: Sonbyrne Sales, Inc.

Related Cases:

Referring Board: Town of Clay Planning Board

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: at 7190 Buckley Road

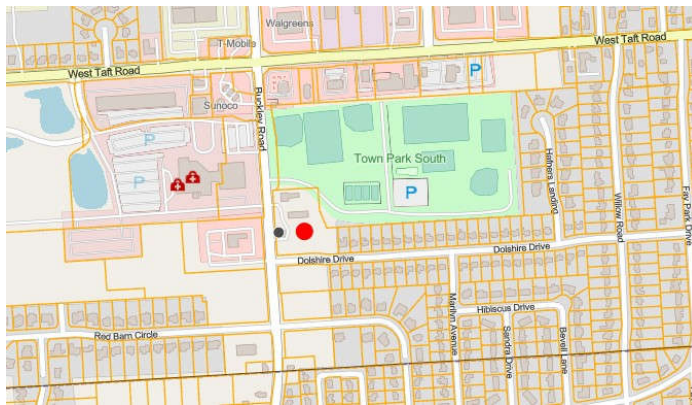
Tax Map Id: 117.-02-47.0

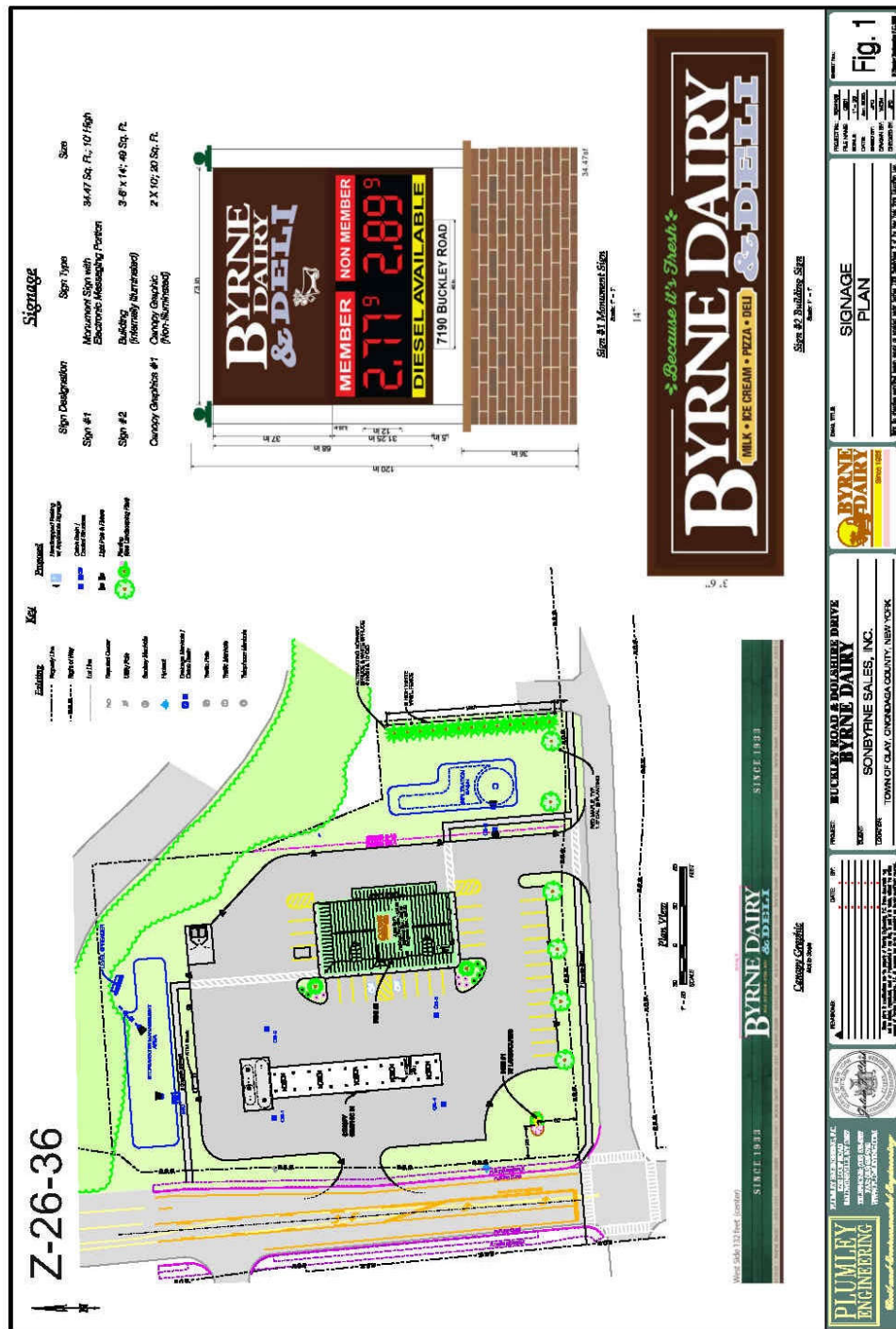
JURISDICTION:

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 Buckley Road (Route 48), a county highway

Summary:

the applicant is requesting a special permit to allow electronic messaging on a monument sign for a proposed convenience store and fueling facility on a 2.7-acre parcel in a Regional Commercial (RC-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-25-58, Z-25-59) to construct a convenience store and fueling facility. Special permit and area variance referrals (Z-23-77 and Z-23-90) to demolish existing buildings and construct a new car wash facility. Site plan referral (Z-21-217) to make alterations to an existing car wash facility, Special permit referral (Z-11-188) to establish an auto sales business.
Location:	The site is located at the northeast corner of the intersection of Buckley Road, a county route, and Dolshire Drive, a local road. The site is located south of the intersection of Buckley and West Taft Roads with surrounding land uses consist of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses. The site is situated at an entry point for a neighborhood along Dolshire Drive.
Proposed Site Layout:	The proposed Byrne Dairy Gas Station and Convenience Store includes 5 fuel-pump stations with a canopy along the Buckley Road frontage, backed by a 4,200 sf Byrne Dairy convenience store building. Monument signage is shown within a small landscaped island at the front corner of the site at the intersection of Buckley Road and Dolshire Drive.
Project Detail:	The applicant requests a special use permit for electronic messaging on the frontage monument sign. Per the Clay Byrne Dairy Signage Package, the proposed monument sign will be 34.47 sf, 10' high, and internally illuminated. Per the Signage Plan dated 1/2026, the monument sign will be located at the corner of Buckley Road and Dolshire Drive, behind the road right-of-way.

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

OCPB Case # Z-26-37

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 City of Syracuse Planning Commission at the request of COR Van Rensselaer St. Co., IV for the property located at 751 Van Rensselaer 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 Bear Street (Route 298), a state highway, and the Inner Harbor Barge Canal, part of the NYS Barge Canal System; and

WHEREAS, the applicant is proposing to construct an energy center to harness thermal energy existing in wastewater pipelines flowing to Onondaga County's Metropolitan Syracuse Wastewater Treatment Plant on a 1-acre portion of a 2.76-acre parcel in an Urban Core Mixed Use (MX-4) 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 must coordinate with the Onondaga County Department of Water Environment Protection (WEP) regarding any permitting or other reviews/ authorizations for any wastewater related activities as part of this project. The City must ensure all WEP conditions are met as part of the local approval process.

The Board also offers the following comment:

The City and applicant are encouraged to consider the addition of screening, landscaping and streetscaping elements to the extent practicable, so as to ensure compatibility with neighboring parcels and expectations for lands within the MX-4 zoning district.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-37
Type of Action: SITE PLAN
Applicant: COR Van Rensselaer St.

Related Cases: Z-26-38

Referring Board: City of Syracuse Planning Commission

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: at 751 Van Rensselaer Street

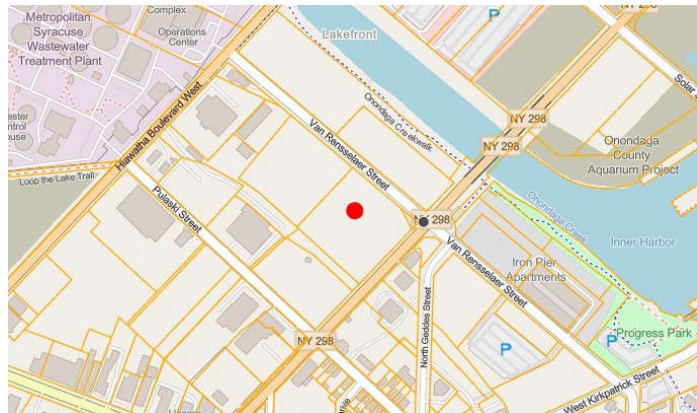
Tax Map Id: 107.-12-01.7

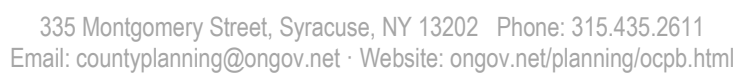
JURISDICTION:

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 Bear Street (Route 298), a state highway, and the Inner Harbor Barge Canal, part of the NYS Barge Canal System

Summary:

the applicant is proposing to construct an energy center to harness thermal energy existing in wastewater pipelines flowing to Onondaga County's Metropolitan Syracuse Wastewater Treatment Plant on a 1-acre portion of a 2.76-acre parcel in an Urban Core Mixed Use (MX-4) zoning district





STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-38) to establish a "Utility, Major" land use.
Past Board Reviews:	There are multiple previous referrals regarding different configurations of the lot in the area, but none specific to this parcel. S-18-8: Subdividing three parcels into four new lots, creating the current site. S-15-31: Subdivide one parcel into three new lots. Z-15-78, Z-15-130: Special permit to establish a surface parking lot Z-12-28: Local law referral to amend the Transportation Network Plan
Location:	The site is located in the City's Lakefront neighborhood, southwest of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from the Onondaga Creekwalk, the Inner Harbor, and the Iron Pier Apartments, a large mixed-use complex. The site is a vacant parcel located at the corner of North Geddes and Van Rensselaer Streets. Abutting the site to the southeast is a surface parking lot serving the Iron Pier Apartment complex, slated to become a future housing site
Project Detail:	Per the Environmental Assessment Form (EAF) dated 7/10/25, "National Grid is proposing to construct a Utility Thermal Energy Network (UTEN) in compliance with the Utility Thermal Energy Network and Jobs Act and under direction from the NYS Public Service Commission. The Syracuse UTEN is a type of district thermal system that is proposed to harness thermal energy (heat) existing in wastewater at the Onondaga County Metropolitan Wastewater Treatment Plant to provide clean, efficient, sustainable heating and cooling to new residential and commercial buildings that are being developed in Syracuse's Inner Harbor. As a component of the system, a utility building ("The Energy Center") is required to be constructed along the loop to house in-line pumps, heat exchangers, and other mechanicals."
Project Detail:	The building will be accessed via a 26'-wide driveway to North Geddes Street, a local road. The building will be set back 20.7' from the North Geddes Street right-of-way, and 3 parking spaces are proposed at the front of the building. No sidewalks, street trees or other enhancements within the right-of-way or front of the site is indicated on submitted plans, as is typically expected within an MX-4 zoning district. No landscaping plans were submitted.
Stormwater:	Per the EAF, 0.982 acres of the site will be disturbed by the proposed project and the proposal will "feature post-construction stormwater management elements to manage stormwater on-site". The EAF notes there will be a Stormwater Pollution Prevention Plan (SWPPP) to manage construction stormwater. Per the Energy Center Grading and Drainage Plan dated 6/16/25, a stormwater management chamber will be installed under the southwest portion of the leased area. 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:	A new connection to City of Syracuse drinking water is proposed to serve the sit
Wastewater:	A new connection to the public sewers is proposed to serve the site. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increa 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 multiple sites (IDs: V00002, 734059, 734020, V00222, C734130, C734134, C734135, C734136, C734137, C734088, C73408: C734088A, C734150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site is located near the New York State Barge Canal Historic District which i listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sens for archaeological sites on the NYS Historic Preservation Office archaeological s inventory (per EAF Mapper) and the project may require review by the Syracuse Landmark Preservation Board. ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should b submitted to the Office for review as part of the State Environmental Quality Rev (SEQR) process.

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

OCPB Case # Z-26-38

- 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 City of Syracuse Zoning Administration at the request of COR Van Rensselaer St. Co., IV for the property located at 751 Van Rensselaer 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 Bear Street (Route 298), a state highway, and the Inner Harbor Barge Canal, part of the NYS Barge Canal System; and
- WHEREAS, the applicant is requesting a special permit to establish a "Utility, Major" land use on a 1-acre portion of a 2.76-acre parcel in an Urban Core Mixed Use (MX-4) zoning district to allow the construction of an energy center to harness thermal energy existing in wastewater flowing to Onondaga County's Metropolitan Syracuse Wastewater Treatment Plant; 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 must coordinate with the Onondaga County Department of Water Environment Protection (WEP) regarding any permitting or other reviews/ authorizations for any wastewater related activities as part of this project. The City must ensure all WEP conditions are met as part of the local approval process.

The Board also offers the following comment:

The City and applicant are encouraged to consider the addition of screening, landscaping and streetscaping elements to the extent practicable, so as to ensure compatibility with neighboring parcels and expectations for lands within the MX-4 zoning district.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-38
Type of Action: SPECIAL PERMIT
Applicant: COR Van Rensselaer St.

Related Cases: Z-26-37

Referring Board: City of Syracuse Zoning Administration

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: at 751 Van Rensselaer Street

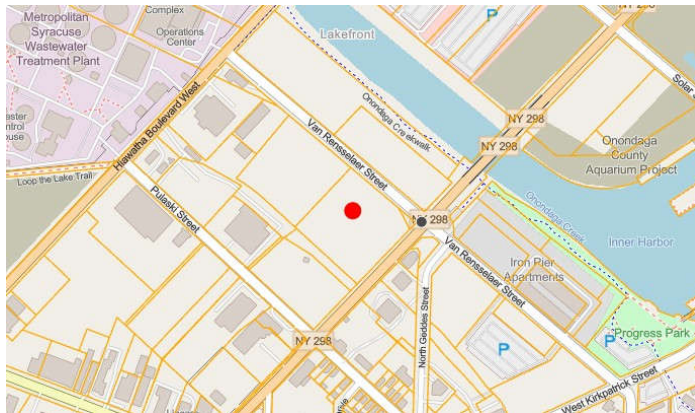
Tax Map Id: 107.-12-01.7

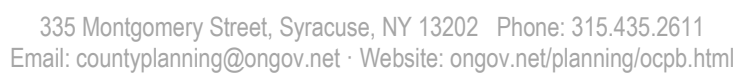
JURISDICTION:

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 Bear Street (Route 298), a state highway, and the Inner Harbor Barge Canal, part of the NYS Barge Canal System

Summary:

the applicant is requesting a special permit to establish a "Utility, Major" land use on a 1-acre portion of a 2.76-acre parcel in an Urban Core Mixed Use (MX-4) zoning district to allow the construction of an energy center to harness thermal energy existing in wastewater flowing to Onondaga County's Metropolitan Syracuse Wastewater Treatment Plant





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-37) to construct an energy center to harness thermal en
Past Board Reviews:	There are multiple previous referrals regarding different configurations of the lar the area, but none specific to this land parcel. S-18-8: Subdividing three parcels into four new lots, creating the current site. S-15-31: Subdivide one parcel into three new lots. Z-15-78, Z-15-130: Special permit to establish a surface parking lot Z-12-28: Local law referral to amend the Transportation Network Plan
Location:	The site is located in the City's Lakefront neighborhood, southwest of the Destin USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from the Onondaga Creekwalk, the Inner Harbor, and the Iron Pier Apartments, a large mixed-use complex. The site is a vacant parcel located at the southern corner of the intersection Nor Geddes Street. Abutting the site to the southeast is a surface parking lot serving Iron Pier Apartment complex, slated to become a future housing site.
Project Detail:	Per the Environmental Assessment Form (EAF) dated 7/10/25, "National Grid is proposing to construct a Utility Thermal Energy Network (UTEN) in compliance with the Utility Thermal Energy Network and Jobs Act and under direction from the NYS Public Service Commission. The Syracuse UTEN is a type of district thermal system that is proposed to harness thermal energy (heat) existing in wastewater from the Onondaga County Metropolitan Syracuse Wastewater Treatment Plant to provide clean, efficient, sustainable heating and cooling to new residential and commercial buildings that are being developed in Syracuse's Inner Harbor. As a component of the system, a utility building ("The Energy Center") is required to be constructed along the loop to house in-line pumps, heat exchangers, and other mechanicals."
Proposed Site Layout:	Per the Civil Site Layout Plan, the Energy Center building will be constructed along the North Geddes Street frontage on a 0.982-acre leased area. The facility will include a 64'x 112' utility building (25' high) with pipe loops, pumps, heat exchangers, generators, a transformer and other mechanicals, and a fenced 750,000-gallon water tank (50' high).
Access:	The building will be accessed via a 26'-wide driveway to North Geddes Street, a local road. The building will be set back 20.7' from the North Geddes Street right of way, and 3 parking spaces are proposed at the front of the building. No sidewalks, street trees or other enhancements within the right-of-way or from the site is indicated on submitted plans, as is typically expected within an MX-4 zoning district. No landscaping plans were submitted.
Stormwater:	Per the EAF, 0.982 acres of the site will be disturbed by the proposed project and the proposal will "feature post-construction stormwater management elements to manage stormwater on-site". The EAF notes there will be a Stormwater Pollution Prevention Plan (SWPPP) to manage construction stormwater. Per the Energy Center Grading and Drainage Plan dated 6/16/25, a stormwater management chamber will be installed under the southwest portion of the leased area.

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 City of Syracuse drinking water is proposed to serve the site.

Wastewater: A new connection to the public sewers is proposed to serve the site. The site is located in Metropolitan Wastewater Treatment Plant service area.

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>

Historic Resources: The site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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) and the project may require review by the Syracuse Landmark Preservation Board.

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 multiple sites (IDs: V00002, 734059, 734020, V00222, C734130, C734134, C734135, C734136, C734137, C734088, C734088A, C734150) 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-26-40

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 Town of LaFayette Town Board at the request of Town of LaFayette for the property located town-wide; 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 a local law to amend Chapter 290 (Zoning) of the Town of LaFayette to add a new Section 32.1 relating to Battery Energy Storage Systems; 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 that said application be APPROVED.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

Case Number: Z-26-40
Type of Action: LOCAL LAW
Applicant: Town of LaFayette

RelatedCases:

Referring Board: Town of LaFayette Town Board

Date Received: 2/5/2026
30-Day Deadline: 3/7/2026

Located: town-wide

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 a local law to amend Chapter 290 (Zoning) of the Town of LaFayette to add a new Section 32.1 relating to Battery Energy Storage Systems

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Other:	The Town of LaFayette is proposing this amendment to address the need to properly site Battery Energy Storage System (BESS) to protect residential, business areas, and other land uses, to preserve the overall beauty, nature, and character of the Town, to promote the effective and efficient use of battery energy resources and to protect the health, safety, and general welfare of the citizens of the Town
Other:	Part B of the proposed amendment states that the Town is creating these regulations in order to: • provide a regulatory scheme for the designation of properties suitable for the location, construction and operation of battery energy storage systems • ensure compatible land uses in the vicinity of the BESS projects • to mitigate the impacts of BESS projects on environmental resources • to ensure appropriate siting of BESS projects in accordance with Town policy the Town's Comprehensive Plan • create synergy between BESS development and important Town interests including promoting new development that protects the Town's unique identity, preserving and enhancing the character of existing neighborhoods and hamlets preserving and protecting natural resources including farmland.
Other:	Part B includes the Town Board's findings regarding the need for BESS regulation. The document notes that shortsighted and haphazard planning has resulted in the creation or exacerbation of problem industries which adversely impact public health and quality of life. The document notes the proliferation of BESS development across New York and addresses the significant risk such projects may pose related to fire safety, exposure to toxic health hazards, environmental degradation and other hazards. The Town Board finds that when considering the construction and maintenance large-scale systems, appropriate weight and consideration must be given to numerous factors, including the proximity of BESS projects to residential areas, schools and environmental resources, the relative distress and disruption caused to the community by such projects, the actual necessity for such facilities given energy production in the area, past and present stresses and disruption imposed upon the area due to all types of energy production, alternatives to the proposed facility, and the need to balance the burden placed on the community by BESS development and the potential benefits that the community may enjoy if the facility is approved.
Other:	Part C defines key terms and establishes a distinction between Tier 1, 2 and 3 energy storage systems: Tier 1 Systems: serving one- and two-family dwellings, and/or their accessory structures. Excludes commercial, industrial, institutional, assembly, government, agricultural, mixed-use, or multi-family occupancy, regardless of energy capacity. Tier 2 Systems: Those not included in Tier 1, have and have an aggregate energy capacity greater than 280 kWh and less than 6 MWh (6000 kWh). Tier 3: Those with an aggregate energy capacity greater than or equal to 6 MWh (6,000 kWh) or greater and with one or more battery storage technologies.
Other:	Part E establishes general requirements. A building permit and battery energy

storage system permit will be required and will be subject to approvals by the Town Board and/or Joint Planning Board.

Other:	Part F establishes that Tier 1 systems are permitted in all zoning districts, are subject to a battery energy storage system permit, and are exempt from site plan review.
Other:	Part G establishes that Tier 2 systems are only permitted in the Industrial zoning district, are subject to a battery energy storage system permit, and are subject to site plan review. This section also establishes that Tier 2 systems must be reviewed under Tier 3 permitting requirements if specific thresholds relating to capacity or hazards are triggered such as an aggregate system nameplate capacity of ≥ 3 MWh or if energy within any single fire area exceeds the maximum allowable quantity per fire area under the New York State Uniform Fire Code or NFPA 855.
Other:	Part H establishes that Tier 3 systems are only permitted in Industrial zoning district, are subject to a battery energy storage system permit, site plan and special permit reviews, and are subject to a public hearing. Several requirements for review include: •all on-site utility lines shall be placed underground to the extent feasible •adequate signage be installed identifying the type of battery technology and any hazards associated with said technology •lighting, flood control, vehicular access, soil removal, vegetation, severe weather protection and other hazard mitigation •complete decommissioning plan with a full description of all equipment to be removed •Environmental Restoration Plan and post-removal environmental testing •clearance of a minimum of 750 feet from any occupied community building, disaster response facility, combustible storage facility, or other similarly sensitive location and a clearance of a minimum of 600 feet from any critical transportation infrastructure. The section states that a BESS facility shall be considered abandoned if it is not operated for 12 consecutive months (may be shortened to six months if a hazard is identified).
Other:	Part I establishes several requirements for information that must be provided during the site plan application process including information related to physical attributes of the subject property, proposed changes to the landscape, information related to the property owner and operator of the proposed facility and several required plans including a commissioning plan, an erosion and sediment control and stormwater management plan and emergency operations plan.
Other:	Part K establishes regulations related to the safety of BESS systems, including system certification. Systems are subject to applicable electrical, building and fire codes. Facilities must be maintained in good working order in accordance with industry standards. The Town may require emergency access to the facility area by local first responders by installing an emergency lock box or similar device and may require the installation of security cameras.
Other:	Part L addresses the need for an adequate firefighting water supply, with minimum on-site water storage requirements and standards that may be set by the Town.
Other:	Part M requirements for environmental monitoring include monitoring for air quality, soil, groundwater and surface water, including for specific chemicals associated

with BESS technology.

Other: Part N establishes additional environmental regulations including avoidance areas where BESS facilities are prohibited including:

- flood hazard zones, unless in compliance with FEMA regulations
- open spaces
- parcels containing prime agricultural soils
- historic or culturally significant resources
- dedicated conservation areas.

*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 City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, February 13, 2026
RE: GML Administrative Review - at 401 South Salina 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 with any questions.

CASE NUMBER: Z-26-39
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 2/5/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Deys Commercial Properties, LLC
LOCATION: at 401 South Salina Street
WITHIN 500' OF: The Onondaga County public library at the Galleries and the Carnegie Building, both county-owned properties
TAX ID(s): 101.-08-07
PROPOSAL: The applicant is proposing to establish 9 additional dwelling units on the second floor of an existing building on a 1.25-acre parcel in a Central Business Retail (CBD-R) zoning district. The site is the former Dey Brothers building, constructed in 1893, located at the intersection of East Jefferson and South Salina Streets in downtown Syracuse. Currently, the building is mixed use with retail on the ground floor and 84 dwelling units on the upper floors. The applicant is seeking to convert 16,867 sf of the east wing of the second floor to 9 additional dwelling units. No exterior work is proposed. The current use of the 16,867 sf isn't clear in the referral materials.

The building is connected to City of Syracuse water and public sewers and the additional dwelling units may result in an increase in demand. The site is located in the Metropolitan Wastewater Treatment Plant service area.

ADVISORY NOTE: The Onondaga County Department of Water Environment

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

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. If the City would like to revisit execution of the agreement, OCDOP can provide one.

RECOMMENDATION: No Position