



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

MEETING AGENDA

Wednesday, March 11, 2026
11:00 AM

- I. Call To Order
- II. Approval of minutes from previous meeting date of: 02/18/2026
- III. Other Business
- IV. Actions on GML Section 239 Referrals to the County Planning Board
- V. Administrative & Informal Reviews
- VI. Adjourn

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Case Number: S-26-3

RelatedCases:

Referring Board: Town of Lysander
Planning Board

Type of Action: PRELIMINARY
SUBDIVISION

Keyword: Melvin Farms

Applicant: Landmark Challenger

Location: at North Hayes Road, South of
Cold Springs Road

Tax Map ID: 064.-03-02.4

RECOMMENDATION: **Modification**

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 North Hayes Road (Route 157), a county highway, and a farm operation located in a NYS Agricultural District

SUMMARY:

the applicant is proposing to subdivide a 14-acre parcel into 45 residential building lots in an Agricultural-Residential (AR-40) zoning district within the Incentive Zoning Overlay



S-26-3



STAFF REVIEW:

Past Board Reviews:	The Board has previously reviewed multiple referrals related to this project multiple zone change referrals for the zoning application of the Incentive Zoning Overlay: -Zone change referral Z-25-116 to apply the Incentive Zoning Overlay to the subject area and the remainder of the Melvin Farms project area. -Zone change referral Z-23-112 (for the same Overlay) and concurrently reapproved updated Town of Lysander Comprehensive Land Use Plan (Z-23-121) which included advocating for using the Incentive Zoning District as a means to facilitate sanitary sewer service on the Cold Springs Peninsula. -Site plan and subdivision referrals (Z-23-152, S-23-20) for a 5 MW solar array to be installed on the eastern section of the site. -Zone change referral Z-15-413 for a previous iteration of the Incentive Zoning Overlay (Disapproved by the Board due to inadequate information to fully analyze project and impacts). -Concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning locations (Z-15-323).
(cont'd):	Comments regarding the most recent zone change referral to the Incentive Zoning (Z-25-116) included: -Advising the Town to weigh the value of the limited amenities against the more than tripling of the density of the entire site, the amenity package should be defined and for a project of this size, should provide benefits above what would otherwise be required, and directly benefit as much of the community as possible. -Encouraging the Town to develop and submit a comprehensive sewer area plan for the Cold Springs peninsula to the Onondaga County Department of Environment Protection (WEP). -Coordinate regarding traffic impacts, stormwater data, and requirements for mitigation with the Onondaga County and NYS Departments of Transportation (OCDOT, NYSDOT). -Encouraging good design of the neighborhoods to include amenities like green spaces, a trail and sidewalk network, and transit stops are in place while minimizing the impact of parking.
Location:	The subject area is a vacant 14-acre parcel on the east side of North Hayes Road south of Cold Springs Road.
Proposed Site Layout:	The applicant is proposing a 44-lot residential subdivision to be arranged along roads forming a U-shape with a cul-de-sac at the end. Lot sizes will range from approximately 0.11 to 0.39 acres except proposed Lot 45 which will be approximately 1.15 acres and will be located along the North Hayes Road frontage. The purpose of proposed Lot 45 is unclear, it will be surrounded by residential lots and does not have road access to the internal roads. Per previous referrals the subdivision will be creating single-family buildable lots.
Access:	Driveways to the proposed lots are not depicted on the Subdivision Map, but except proposed Lot 45 indicate residential setbacks. Proposed Lot 45 appears to have road access to only North Hayes Road and no setbacks are shown.

The development will have two roads connecting to North Hayes Road. Per

Subdivision Map, it appears the proposed internal roads for the whole development will connect and cross North Hayes Road. Traffic signals are not depicted.

Per the Project Impacts - Melvin Farm (Revised) letter dated 10/1/24, the intersection of the internal roads with North Hayes Road will not be signalized.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways or road connections to North Hayes Road must meet Department requirements.

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/1/24, the whole Melvin Farms development, including across North Hayes Road, will result in 172,000 sq ft of disturbed area. Stormwater runoff will be directed to "approved detention areas." The Subdivision Map depicts three stormwater management areas within the subject area, located on proposed lots 14, 15, 19, and 20.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: Per the Environmental Assessment Form (EAF) dated 10/1/24, a new connection to public drinking water is proposed. Per the EAF, the whole development is anticipated to utilize 97,650 gallons of drinking water per day.

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

Wastewater: Per the EAF, a new connection to public sewers is proposed. The site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. In previous referral material, the development is proposing construction of a new pump station to serve the proposed development as well as a portion of the Springs peninsula to allow public sewer service to the site. The applicant is currently working with the Onondaga County Department of Water Environmental Protection regarding logistics.

Wetlands: GIS mapping shows a riverine federal wetland (ID 897-43) crossing the site between the single-family residential area and the proposed solar array. The Subdivision Map appears to depict a wetland or 100-foot buffer boundary, but the boundary label is unclear and any data regarding wetland boundary delineation present, is illegible on the plans.

Per the EAF, the site is encumbered with both NYS and federally jurisdictional wetlands. Any planned mitigation or coordination with the US Army Corps of Engineers (USACE) or NYS Department of Conservation (DEC) are not depicted in the referral materials.

ADVISORY NOTE: Wetland regulations require the applicant to contact the US 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 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.

Agriculture: The Melvin Farms site, and other nearby lands on the Cold Springs Peninsula are enrolled in the NY Agricultural Districts program, including potential areas contemplated for future public sewer infrastructure by the Town. Per the EAF Mapper, 292 acres comprising the site, approximately 183 acres contain active farm land. 165 acres of farmland would be removed by the project, almost all of which are soils of Prime or Statewide Importance. An Agricultural Data Statement was included with the referral materials.

Watersheds: The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper)

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with clearing and from the plans 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.

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

A letter from NYS Parks, Recreation and Historic Preservation dated 7/13/2025 that based on submitted materials, the project “will have No Adverse Effect on historic or archaeological resources.”

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

Case Number: **S-26-6**

Keyword:

RelatedCases:

Applicant: Eldan Homes

Referring Board: Town of Van Buren
Planning Board

Location: at Northeastern corner of Downer
Street and Commene Road

Type of Action: PRELIMINARY
SUBDIVISION

Tax Map ID: 036.-03-21.0

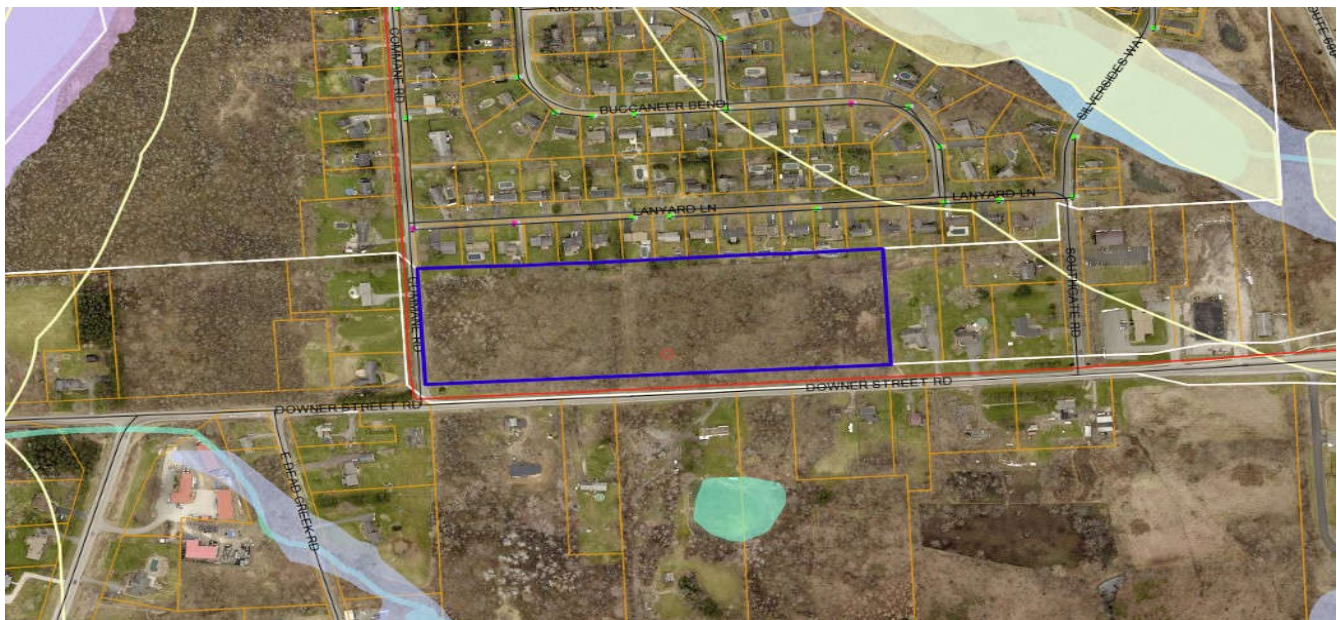
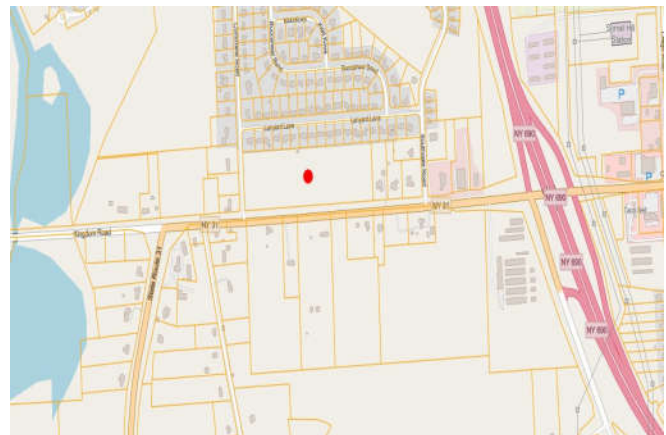
RECOMMENDATION: Modification

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 Downer Street Road (Route 31), a state highway

SUMMARY:

the applicant is proposing to subdivide an 11.9-acre parcel to create 21 single-family building lots and associated infrastructure in a Planned Unit Development (PUD) zoning district





STAFF REVIEW:

Past Board Reviews:	Most recently, the Board reviewed Local law referral (Z-26-1) to establish a Heights Planned Unit Development PUD on site, providing comment encouraging the applicant to explore options for a cluster development and preserve trees wherever possible. No Position on a zone change referral (Z-25-11) to change the subject parcel from R-40 to a Residence District 15 (R-15) zoning designation. The Town subsequently disapproved the proposed zone change.
Location:	The site is located in a transitional area west of NYS Route 690 with medium density residential located north of the site, large wooded and agricultural parcels to the west and south, and a mix of low density residential and commercial along Downer Street Road.
Existing Site Layout:	The 11.90-acre site is a large wooded parcel located at the intersection of Downer Street Road (NYS Route 31) and Commune Road, a local road. Per GIS maps, the site has approximately 1300' of frontage on Downer Street Road and 400' of frontage on Commune Road.
Proposed Site Layout:	Per the Layout Plan dated 7/9/25, the PUD will be comprised of 21 residential lots around an internal road terminating in a cul-de-sac. Proposed lot sizes are detailed, but per a chart on the Layout Plan, the proposed PUD will have a 10,000 sf (0.30 acres) minimum lot size, similar to those occurring within the Harbor Heights neighborhood to the north. The construction will occur in phases with Phase 1 consisting of the seven lots closest to Commune Road (6 residential lots and the stormwater basin lot) along the internal road. Phase 2 will be construction of the remainder of the development. The subdivision proposal is to establish all 21 residential lots and a stormwater lot.
Access:	Proposed public cul-de-sac access will come from Commune Road, a local road.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/29/25, 11 acres of land will be disturbed by the proposed project and "stormwater will be discharged through an existing drainage-way on the east side of the property that conveys the water from Commune Road and the subject property through the existing subdivision drainage system." Per the EAF, the stormwater management basin will be 1.5 acres in size. The Layout Plan depicts a stormwater management basin in the northwest corner of the lot, adjacent to Commune Road.
	ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered by 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.
Easements:	The Layout Plan depicts multiple easements on site including a 20'-wide drainage easement around the perimeter of the site. That northern drainage easement widens to 30'-wide to connect the proposed northwestern stormwater management area to the northeastern drainage easement area occurring on the rear of parcels Lots 12 and 13.

A 20'-wide greenspace easement is proposed along the southern site bound

Wetlands: The Layout Plan shows a wetland (unknown jurisdiction) on the eastern side of the site, present on proposed Lots 11 and 12 with the 25' wetland buffer present on proposed Lots 11, 12, and 13. The Plan shows only a 25' wetland buffer instead of the standard NYS 100' buffer. Wetland delineation information was not provided. GIS mapping does not depict a wetland on site. Minutes from the Town Planning and Zoning Meeting on 2/10/26 noted a wetland delineation was conducted by Plumley Engineering. A Housing Development Freshwater Wetlands General Permit, revised draft authorized 11/19/25, is included with the last referral.

ADVISORY NOTE: Wetland regulations require the applicant to contact the 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 wetland buffer on the site. All confirmed wetlands should be shown on the plan 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.

Drinking Water: A new connection to public drinking water is proposed to serve the development. Per GIS mapping, the site has nearby access to public water. Per the Project Narrative Letter to the Town Planning Board from CHA dated 11/25/25 submitted with the last referral, the applicant has provided the Town with a letter from the Onondaga County Department of Water Environment Protection stating water service is available.

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

Wastewater: A new connection to public sewers is proposed to serve the development. Per GIS mapping, the site has access to public sewers and the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. Per the Project Narrative included with the last referral, capacity assurance has been requested from the Onondaga County Department of Water Environment Protection (OCDWEP).

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 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 and coordinate with the municipal engineer. The Capacity Assurance Form and the approval process can now be found online: <http://ongov.net/wep/connection>

Plants/Animals: The site may contain the Bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

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

Case Number: Z-26-47

Keyword: Woodland Hills subdivision

RelatedCases:

Applicant: Dwell Equity Group, LLC (Michael

Referring Board: Town of Onondaga Zoning Board of Appeals

Location: at 4774 Cleveland Road

Type of Action: AREA VARIANCE

Tax Map ID: 029.-05-11.0

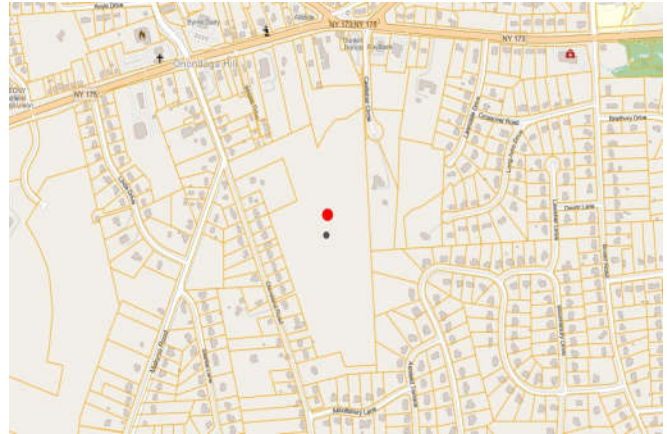
RECOMMENDATION: **Modification**

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 Maykes Road (Route 129), a county highway

SUMMARY:

the applicant is requesting area variances to allow a residential subdivision creating two lots with 30-foot widths where 125 feet is required and 30-foot frontages where 90 feet is required in a One-Family Residential (R-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan and subdivision referrals (Z-24-262 and S-24-38) to construct five dwellings on six new lots. The Board advised that any extension of public wastewater had be approved by the Onondaga County Departments of Health (OCHD) and Water Environment Protection (WEP) and the applicant must Stormwater Pollution Prevention Plan (SWPPP) to WEP and to the City of Onondaga Department of Engineering. The Board also encouraged retention of as much cover as possible, and encouraged highly sensitive lands including stream corridors, steep slopes, and floodplains as well as stormwater management facilities be located on non-residential parcels with appropriate plans for maintenance and protection in place, and encouraging the Town to require additional data on plans to ensure effective review of proposals.
Location:	The site is a large, vacant, wooded parcel located south of West Seneca Turn near its intersection with Onondaga Road and South Avenue. The parcel is on a steeply sloping hillside, containing tributary streams leading to Onondaga Creek, behind the residential and commercial lots lining West Seneca Turn Cleveland Road; the parcel has three connections to Cleveland Road, a local road.
Proposed Site Layout:	The applicant is proposing to subdivide the parcel into three new lots to allow construction of two residences. Per the Variance Map Woodland Hills dated 10/13/25, the applicant is proposing to divide the site into proposed Lots 100 (16.67 acres), Lot 101 (16.67 acres), and Lot 102 (4.82 acres). Proposed Lot 102 comprises the portion of the site north of the existing stream that bisects the site. No development of Lot 102 is currently proposed. Proposed Lot 102 will contain frontage on Cleveland Road. Proposed Lots 100 and 101 will comprise the portion of the site south of the stream and will contain frontage on Castle Bar Circle and Cleveland Road. Per the Variance Map, Lots 100 and 101 will split the existing southern frontage on Cleveland Road, each lot containing half of a shared driveway (under a proposed access easement) allowing access to the proposed residences.
Variances:	Per the referral, the applicant is requesting variances to allow proposed Lot 100 and 101 to have 30' of frontage each on Cleveland Road when Town code requires a minimum lot frontage of 90' on a collector road, and allow the 30' lot width when code requires a lot width of 125' for lots served by public water and sewer. Town Code, lot width is measured along the proposed lot's road frontage.
Other:	The proposed division of the site has been reduced from dividing the parcel into five new lots, 5 of which would be residential lots, to the current 3-lot subdivision resulting in two residential lots. Access had been previously proposed to be a public Town road, ending in a cul-de-sac. The currently proposed access road would be a shared driveway to serve the two residential lots.
Easements:	Per the Variance Map, the site is bisected by a 25'-wide Onondaga County sanitary sewer easement. The proposed driveways serving the two proposed residences will cross the county easement.
Stormwater:	The Environmental Assessment Form (EAF) dated 12/8/25, addresses only the proposed variance and does not detail the quantity of land expected to be affected by the project as a whole. The EAF notes "All point source discharge to be

towards stormwater best management practices as defined in the SWPPP. SWPPP was not included with the referral materials.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: Per the EAF, new connections to public drinking water are proposed to serve the development.

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

Wastewater: Per the EAF, new connections to the public sewers are proposed to serve the development. The site is located in the Metropolitan Wastewater Treatment Plant service area. The applicant is proposing direct connection to the WEP trunk line that crosses the site which requires additional permissions from WEP.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Wetlands: GIS mapping shows a riverine federally protected class C stream (ID 895-3 in the EAF Mapper) and its associated 100-year floodplain traverse the site north-south. Neither the stream nor its wetlands or floodplain are depicted on the Variance Map, but the boundary between proposed Lots 102 and 100 appears to approximate the location of the stream.

The EAF notes NYS wetland (ID SON-3) as being on a neighboring property. The EAF does not discuss the on-site federally protected stream.

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 wetland buffer on the site. All confirmed wetlands should be shown on the project map, 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.

Waterbodies: Current FEMA Flood Insurance Rate Maps (FIRM) indicate that shorelines associated with a federally protected stream traverse the site and is located within the 100-year floodplain, which may require avoidance or elevation of structures or other mitigation. The 100-year floodplain is not acknowledged or discussed in the EAF.

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

**Historic
Resources:**

The site or a portion of it is located in or adjacent to an area designated as for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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 (SEQR) process.

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

Case Number: **Z-26-51**

Related Cases: Z-26-52

Referring Board: Town of Pompey Planning Board

Type of Action: SITE PLAN

Keyword: Salt Point Rentals

Applicant: Salt Point Rentals, LLC

Location: at 8710 Cazenovia Road

Tax Map ID: 005.-06-18.2

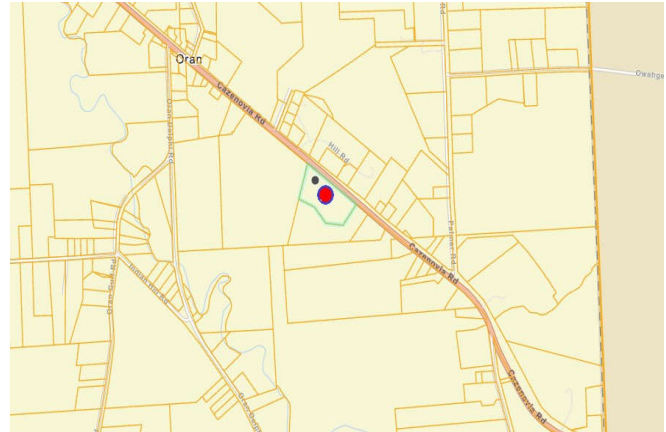
RECOMMENDATION: **Modification**

JURISDICTION:

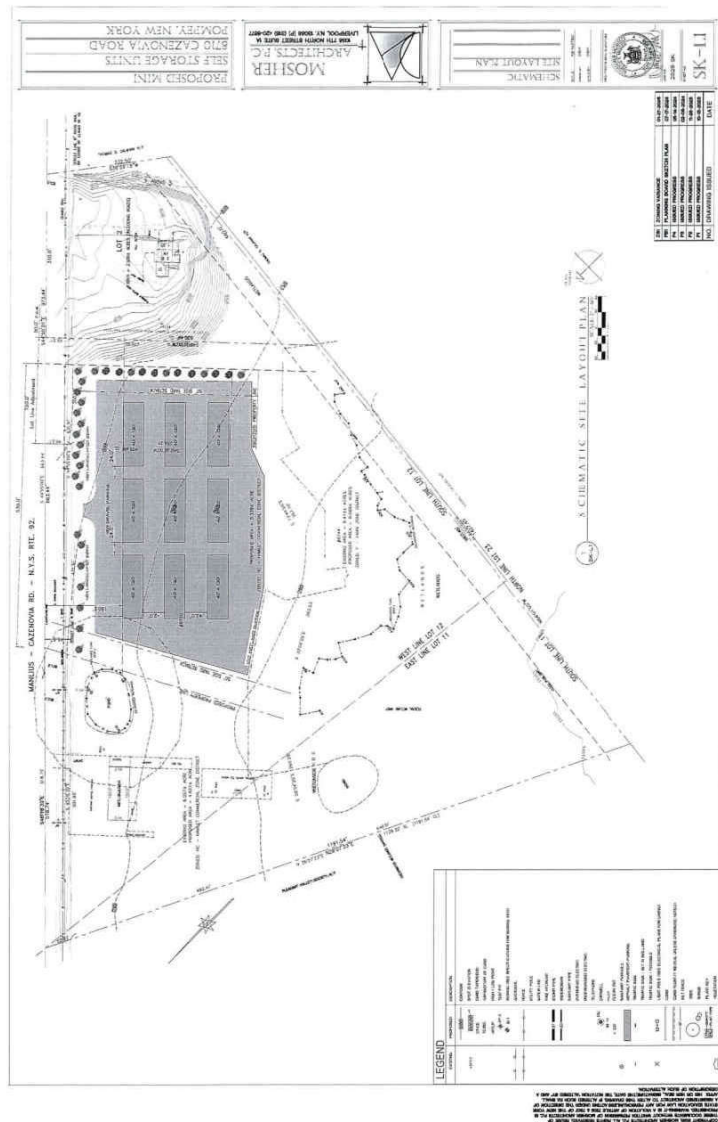
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway

SUMMARY:

the applicant is proposing construction of 9 mini storage buildings on an 18.66-acre parcel in a Hamlet Commercial zoning district



Z-26-51, 52



STAFF REVIEW:

Past Board Reviews:	The Board previously reviewed zone change and subdivision referrals (Z-20-18) to divide a 22-acre parcel into two new lots and the change the prop 8.564-acre parcel from a Farm (F) zoning district to a Hamlet Commercial (zoning district. A previous version of this subdivision was reviewed in 2019 63)/ The Board offered No Position with Comment, providing requirements and comments regarding the development of the site: all access to NYS Route should be coordinated with the NYS Department of Transportation (NYSDC encouraging coordination with the US Army Corps of Engineers and NYS Department of Conservation (USACE, NYSDEC) regarding any wetlands o and encouraging avoidance of any environmentally sensitive areas on site.
Concurrent Reviews:	Use Variance referral (Z-26-52) to allow construction of the self-storage bui a Hamlet Commercial zoning district.
Location:	The site is located in northern Pompey along NYS Route 92, near the haml Oran. Surrounding land uses are low-density residential and there are large of undeveloped land. Limestone Creek and its 100-year floodplain and flood nearby.
Existing Site Layout:	Per aerial imagery, the site contains an office building in the northwest cor site, along the Cazenovia Road frontage. A small pond is adjacent to the of building. The remainder of the site appears to be lawn.
Proposed Site Layout:	Per the Site Layout Plan dated 1/27/26, the nine 40'x120' self-storage build be situated on a gravel area to be installed in the eastern half of the site.
Variances:	The applicant is requesting a use variance to allow a self-storage use. Per Use Schedule, the HC district allows uses including auto service, restauran boarding or nursing homes, libraries or museums, and fire or ambulance st with site plan approval and retail, personal or office service with site plan ap and Town Board special permit. Per the Town Code, the Hamlet Commercial Zone District (HC) “is intended accommodate a range of land uses traditionally found in rural hamlets, resi community services and commercial, that are architecturally and historically compatible in scale and character.”
(cont'd):	Use variance may granted only upon the applicant showing that applicable regulations and restrictions have caused unnecessary hardship, including n all parts of a four-part test: 1. The property is incapable of earning a reasonable return on investment i for any of the allowed uses. The applicant states the permitted uses would “substantial infrastructure improvements that are no available on site”, citing site’s lack of access to municipal water or sanitary services and lack of spa septic. 2. The alleged hardship is unique and doesn’t apply to a substantial portion neighborhood. The applicant continues to cite the lack of necessary munici infrastructure. 3. The use variance, if granted, would not alter the essential character of th neighborhood. The applicant states the proposed use would have less aest

impact than many of the allowed uses while also not impacting the local school population or daily traffic flow.

4. The alleged hardship has not been self-created. The applicant states they explored the allowed uses (specifically citing Senior Citizen housing or retail facilities), but these options are unavailable due to the site's lack of municipal services.

Access: The existing office building has a driveway to Cazenovia Road, NYS Route

The site plan depicts a second driveway to Cazenovia Road to allow access to the proposed self-storage area, but this depiction does not fully show the proposed driveway.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing and proposed driveways on Cazenovia Road must meet Department requirements.

Stormwater: Per the Environmental Assessment Form (EAF) dated 1/27/26, 4.4 acres of land will be disturbed by the proposed project and stormwater will be managed via site detention basins. No stormwater basins are indicated on the provided plan. Does there appear to be any unencumbered lands set aside for one, or underground infrastructure to channel or hold stormwater on site.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered by 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 buildings are served by an individual well and no changes are proposed. The proposed self-storage buildings will not have drinking water infrastructure.

Wastewater: The existing buildings are served by an individual septic system and no changes are proposed. The proposed buildings will not be served by wastewater infrastructure.

Wetlands: Per the Wetlands Boundary Map dated 10/16/18, the delineated wetland boundary is located off site, but information regarding the delineation is not provided, the date, and the buffers are unclear. Per GIS mapping, state and federal wetlands encroach on the rear of the site. It appears that portions of the disturbed area occur within the wetland buffer area.

ADVISORY NOTE: Wetland regulations require the applicant to contact the 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 wetland buffer on the site. All confirmed wetlands should be shown on the plan 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 harrier, or its associated habitat, which is listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as an archaeological site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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 Act (SEQRA) process.

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

Case Number: Z-26-56

Keyword: Chick-fil-A

RelatedCases:

Applicant: Benderson Development Co., LLC

Referring Board: Town of Camillus Planning Board

Location: at 5315 West Genesee Street

Type of Action: SITE PLAN

Tax Map ID: 066.-01-11.0

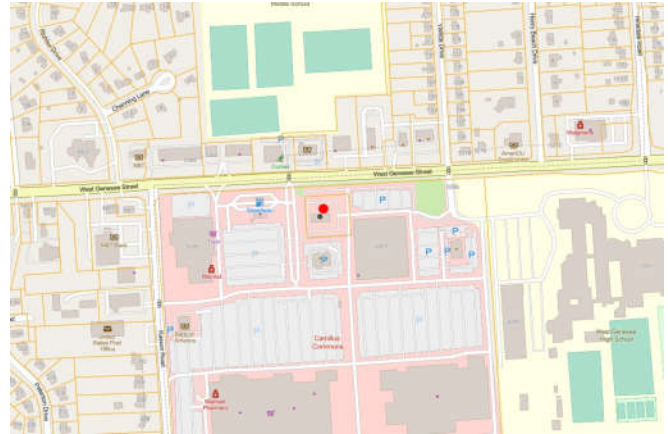
RECOMMENDATION: Modification

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 West Genesee Street (Route 98 / Old Route 5), a county highway

SUMMARY:

the applicant is proposing to demolish an existing Denny's restaurant and construct a Chick Fil A restaurant on a 1.06-acre parcel in a Commercial (C-2) zoning district





STAFF REVIEW:

Location:	The site is part of the Camillus Commons Plaza, containing a Walmart, Lowes grocery store, a medical building, a fast food restaurant, and a gas station. The Plaza is located at the southeast corner of West Genesee Street and Kasson Road, both county highways.
Existing Site Layout:	The site is a former Denny's restaurant building, located along the plaza's West Genesee Street frontage, abutting the main plaza driveway to the west. The restaurant building is located at the center of site, surrounded by parking on all sides.
Proposed Site Layout:	Per the Site plan dated 2/5/26, the applicant is proposing demolition of the existing restaurant building and construction of a 5,483 sf, 90-seat Chick-fil-A restaurant. The new building will be aligned along the driveway frontage with parking to be located along the eastern side of the restaurant. The proposed drive-thru will have an entrance at the front of the site and will continue between the plaza's main driveway and the restaurant building. An outdoor seating area will be located at the front of the restaurant building. A dumpster enclosure will be at the rear of the subject area, adjacent to the exit from the drive-thru.
Access:	The plaza has multiple full-access points to both West Genesee Street and Kasson Road. No changes to road access are proposed. Access to the subject area comes from internal roads connecting parking areas. The existing driveways from the restaurant area will be closed and two full access driveways to the eastern parking lot will be constructed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street and Kasson Road must meet Department requirements.
Landscaping:	Per the Landscape Plan dated 1/22/26, plantings will be installed near the entrance access to the plaza parking lot, between the outdoor seating and the drive-thru. Street trees along the West Genesee Street frontage will remain.
Easements:	Per the Land Title Survey dated 1/30/26, multiple easements cross the site including a drainage easement crossing the site in two areas, a water line easement near the West Genesee Street frontage, and utility easements along the western side of the subject area. It appears the drive-thru and parking area will be constructed over the above-detailed easements. ADVISORY NOTE: Per the Onondaga County Department of Water Environmental Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Stormwater:	Per the undated Environmental Assessment Form (EAF), 1.29 acres of the site will be disturbed by the proposed project. Stormwater will be conveyed to "an underground detention system prior to being released to the overall Camillus Commons stormwater system at a reduced rate from existing conditions. Drainage patterns will be maintained from existing conditions." Per the Bohler Proposed Chick-fil-A Stormwater Management Report narrative dated 2/5/26, the project will result in a decrease of impervious surface coverage.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by 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 proposed restaurant will require a new connection to public drinking water.

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

Wastewater: The proposed restaurant will require a new connection to public sewers. The restaurant is located in the Metropolitan Wastewater Treatment Plant and Camillus and Tonawanda Pump Stations service areas.

ADVISORY NOTE: Per the Onondaga County Department of Water Environmental 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.

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

Bike/Ped/Transit: Per aerial imagery, there are existing sidewalks along the plaza driveway from Genesee Street and along the West Genesee Street frontage west of the site area, but not along West Genesee Street in front of the proposed restaurant.

The Site Plan dated 2/5/26 depicts sidewalks in front of the building and connect to a sidewalk along an internal road in the plaza. Sidewalks along the West Genesee Street frontage are not depicted, neither are sidewalks connecting to the road frontage.

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

Case Number: S-26-4
Related Cases: Z-26-48 Z-26-49
Referring Board: Town of Onondaga Zoning Board of Appeals
Type of Action: PRELIMINARY SUBDIVISION

Keyword: Niagara Mohawk Power Corp. - Nat
Applicant: Niagara Mohawk Power Corp. dba
Location: at 4310 Onondaga Boulevard
Tax Map ID: 004.-06-54.0, 004.-06-55.0

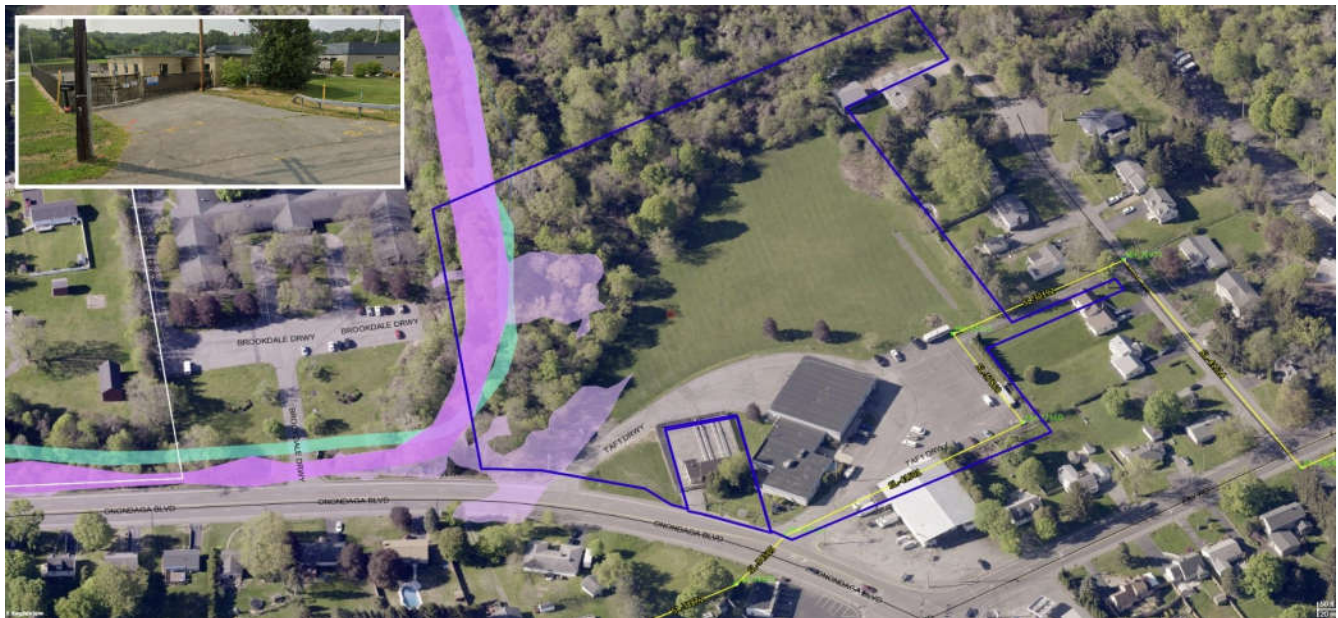
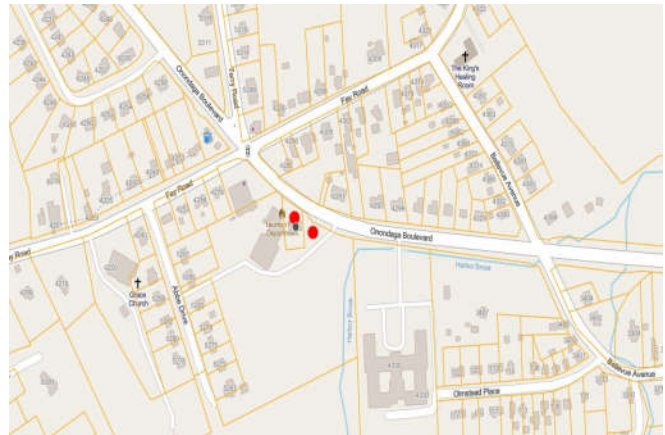
RECOMMENDATION: No Position With Comment

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 Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel

SUMMARY:

the applicant is proposing a lot line adjustment to convey 0.158 acres from the Taunton Fire Department parcel and add it to a 0.338-acre parcel containing an existing National Grid gas regulator station in a One-Family Residential (R-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-48) to expand the existing National Grid regulator station, Special Permit referral (Z-26-49) and Area Variance referral (Z-26-50) to all expansion of the existing National Grid regulator station.
Past Board Reviews:	No Position with Comment on Site Plan referral (Z-24-253) to construct a 2 accessory storage building at the adjacent Fire Department, encouraging the applicant to require all of the necessary documents and information to allow thorough evaluation of a proposal.
Location:	The site is located in a commercial node at the intersection of Onondaga Boulevard, Terry Road, and Fay Road, all county highways, and surrounded by residential businesses include Lorenzo's Wholesale Foods, Abbott's Frozen Custard, a gas station, and a senior living facility.
Proposed Zoning:	The site is an existing National Grid regulator station facility which is comprised of an approximately 1,800 sf building and asphalt area covered with equipment surrounded by fencing. The site is surrounded by the Taunton Fire Department complex whose U-shaped driveway surrounds the National Grid property. A driveway area lies between the Fire Department's eastern driveway to Onondaga Boulevard and the National Grid property.
Access:	The site has an existing driveway access to Onondaga Boulevard, a county highway. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Onondaga Boulevard must meet Department requirements.
Proposed Site Layout:	Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid will be installing infrastructure in both the existing parcel boundaries and into the proposed acquisition area along with an access drive from the rear of the site. The proposed fencing will be extended to enclose the acquired land. From the plans, it does appear that any work is proposed for the existing front yard area.
(cont'd):	The applicant proposes acquisition of the adjacent lawn area, between the existing and the Fire Department driveway. Per the Taunton Fire Department Subdivision Map dated 1/16/26, the Fire Department will be conveying the 0.158-acre area to the existing 0.338-acre National Grid parcel, resulting in the National Grid parcel being 0.496 acres and the Taunton Fire Department parcel being 8.943 acres.
Variances:	Per a conversation with the Town on 2/25/26, the existing National Grid parcel is an irregularly-shaped and a non-conforming lot size with structures located in the front, side, and rear setbacks. The proposed lot line adjustment will make the lot larger than 20,000 sf, a buildable lot per Town code, and the proposed National Grid structures will be located within every setback. Town code requires a front yard setback of 30', side yard setbacks of 7.5', and a rear yard setback of 50'. As the existing and proposed lots are, and will be, irregularly shaped rather than determining what would be considered a front or rear lot line, the Town will approve the site plan detailing distances from boundaries when they review the variance application. Per GIS mapping, the existing fencing, asphalt, and National Grid infrastructure

appears to extend to the existing parcel boundaries. Per the Proposed Site (sheet 39 of 39) dated 1/21/26, National Grid infrastructure will be located as 6'4" to a property boundary. Per the Proposed Site Plan (sheet 39 of 37) 11/17/25, proposed fencing will be extended around the perimeter of the acquired land, extending to, or very close to, the proposed site boundary.

Easements:	Per the Subdivision Map, multiple easements exist on the Fire Department parcel. A 30'-wide County sanitary easement turns narrows to 20'-wide, crossing the lawn area from the northwest to south east. Another 20'-wide County sanitary easement follows the north parcel boundary. A Niagara Mohawk Power Corporation easement crosses from the National Grid parcel to the south. A proposed gas line easement will cross from the acquired portion of land to the existing Niagara Mohawk Power Corporation easement.
Other:	The site does not have existing drinking water or wastewater service. No changes are proposed.
Floodplain/Flood way:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year flood and floodway for the federally protected class C(T) stream are located adjacent to the eastern boundary of the Fire Department parcel, around the wooded area. Based on the referral materials, the stream and its floodplain and floodway are located within the project-area, but the proposed gas line easement crosses an area not designated as a "Special Flood Hazard Area." ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause exposure to property and safety. Buildings within the floodplain can negatively impact the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Wetlands:	GIS mapping shows a riverine federal wetland traversing the eastern side of the site, along the eastern parcel boundary of the Fire Department parcel. Per the GIS Mapper, the wetland is a federally protected class C(T) stream (ID # 895-72) known as Harbor Brook. An "Approximate Centerline" of Harbor Brook is indicated on the Subdivision Map. ADVISORY NOTE: Any proposed development in, placement of fill in, or destruction of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers.

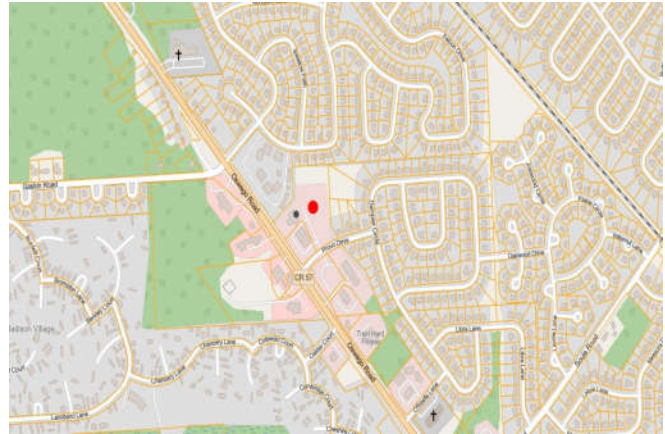
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-26-44**Keyword:** The Learning Experience**RelatedCases:** Z-26-45**Applicant:** Park Ridge TLE, LLC**Referring Board:** Town of Clay Planning Board**Location:** at 8233 Park Ridge Path**Type of Action:** SPECIAL PERMIT**Tax Map ID:** 067.-11-01.1**RECOMMENDATION:** No Position With Comment**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 Oswego Road (Route 91 / Old Route 57), a county highway

SUMMARY:

the applicant is requesting a special permit to allow construction of a 10,000 sf single-story day care facility with two fenced-in playgrounds on a portion of a 4.52-acre parcel in an Office 2 (O-2) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-45) for this proposed daycare.
Location:	The site is located on the north side of Oswego Road (County Route 91), south of its intersection with Gaskin Road. The area is characterized by commercial uses along Oswego Road, surrounded by residential uses.
Existing Site Layout:	The site is an irregularly-shaped parcel with frontage along Oswego Road and Provo Drive. The site contains an office building along the Oswego Road frontage and a central parking lot. Per the Amended Site Plan Narrative dated 2/16/26, three office buildings had been approved previously, only one was constructed, but parking for all three buildings was constructed. The daycare building will occupy one of the three previously approved buildings. Apart from an adjacent office building, the site abuts residential uses on all sides.
Access:	The site has road access from Provo Drive, a local road. Per the Site Layout Plan dated 2/11/26, no direct access to Oswego Road is proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, direct access to Oswego Road will be permitted.
Proposed Site Layout:	Per the Project Narrative, the applicant proposes construction of a 10,000 sq ft daycare facility with a 5,000 sf outdoor play area. The facility will be constructed between the existing parking lot and the northern parcel boundary. The proposal includes retention of the vegetation between the proposed building and the rear property boundary. A 6'-high vinyl privacy fence will surround the building and play area. Per the Narrative, the facility will serve 144 children with 26 staff.
Easements:	Per the Existing Conditions Plan dated 2/11/26, a 40'-wide Sanitary Sewer Drainage Easement occurs along the northern parcel boundary. A 27'-wide water easement crosses under the existing parking lot and widens to a 60'-wide easement under the named driveway (Park Ridge Path) to Provo Drive. When the easement widens, it contains a 40'-wide Ingress & Egress easement for a sanitary sewer and water easement. Per the Site Layout Plan, the proposed work will occur outside of the easement. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Parking:	No changes to the existing 113-space parking lot are proposed except two cuts to allow ADA access to the building and a dumpster enclosure.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/13/26, 0.65 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not addressed in the referral materials, but aerial imagery appears to show a stormwater basin between the existing building and Oswego Road. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a

project that cumulatively disturbs one acre or more of land must be covered by 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 public drinking water infrastructure and a connection is proposed for the daycare building.

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

Wastewater: The existing building on site is served by public sewers and the site is located near Wetzell Road Wastewater Treatment Plant and Gaskin Road Pump Station areas. A new connection is proposed for the daycare building.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Watersheds: The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper)

Plants/Animals: The site may contain the Indiana bat and Northern Long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper).

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.

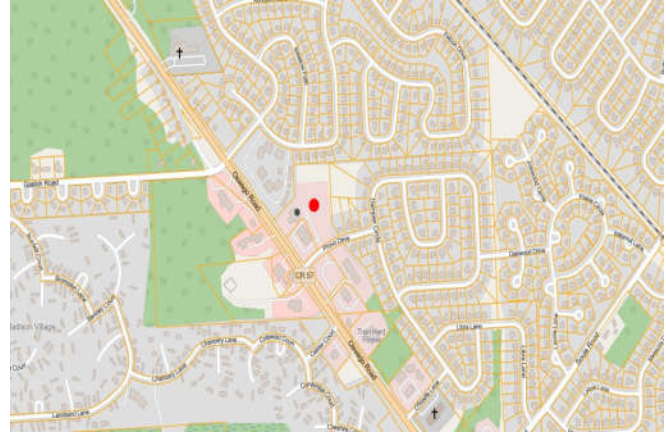
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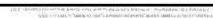
Case Number: Z-26-45**Keyword:** The Learning Experience**RelatedCases:** Z-26-44**Applicant:** The Learning Experience (Park Rid**Referring Board:** Town of Clay Planning Board**Location:** at 8233 Park Ridge Path**Type of Action:** SITE PLAN**Tax Map ID:** 067.-11-01.1**RECOMMENDATION:** No Position With Comment**JURISDICTION:**

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway

SUMMARY:

the applicant is proposing construction of a 10,000 sf single-story day care facility with two fenced-in playgrounds on a portion of a 4.52-acre parcel in an Office 2 (O-2) zoning district





STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-44) to allow the proposed daycare.
Location:	The site is located on the north side of Oswego Road (County Route 91), south of its intersection with Gaskin Road. The area is characterized by commercial uses along Oswego Road, surrounded by residential uses.
Existing Site Layout:	The site is an irregularly-shaped parcel with frontage along Oswego Road and Provo Drive. The site contains an office building along the Oswego Road frontage and a central parking lot. Per the Amended Site Plan Narrative dated 2/16/26, three office buildings had been approved previously, only one was constructed, but parking for all three buildings was constructed. The daycare building will occupy one of the three previously approved buildings. Apart from an adjacent office building, the site abuts residential uses on all sides.
Access:	The site has road access from Provo Drive, a local road. Per the Site Layout Plan dated 2/11/26, no direct access to Oswego Road is proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, direct access to Oswego Road will be permitted.
Proposed Site Layout:	Per the Project Narrative, the applicant proposes construction of a 10,000 sq ft daycare facility with a 5,000 sf outdoor play area. The facility will be constructed between the existing parking lot and the northern parcel boundary. The proposal includes retention of the vegetation between the proposed building and the rear property boundary. A 6'-high vinyl privacy fence will surround the building and play area. Per the Narrative, the facility will serve 144 children with 26 staff.
Easements:	Per the Existing Conditions Plan dated 2/11/26, a 40'-wide Sanitary Sewer Drainage Easement occurs along the northern parcel boundary. A 27'-wide water easement crosses under the existing parking lot and widens to a 60'-wide easement under the named driveway (Park Ridge Path) to Provo Drive. When the easement widens, it contains a 40'-wide Ingress & Egress easement for a sanitary sewer and water easement. Per the Site Layout Plan, the proposed work will occur outside of the easement. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Parking:	No changes to the existing 113-space parking lot are proposed except two cuts to allow ADA access to the building and a dumpster enclosure.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/13/26, 0.65 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not addressed in the referral materials, but aerial imagery appears to show a stormwater basin between the existing building and Oswego Road. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a

project that cumulatively disturbs one acre or more of land must be covered by 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 public drinking water infrastructure and a connection is proposed for the daycare building.

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

Wastewater: The existing building on site is served by public sewers and the site is located near the Wetzell Road Wastewater Treatment Plant and Gaskin Road Pump Station areas. A new connection is proposed for the daycare building.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Watersheds: The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper)

Plants/Animals: The site may contain the Indiana bat and Northern Long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper).

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.

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

Case Number: Z-26-48

Keyword: Niagara Mohawk Power Corp. - Nat

Related Cases: S-26-4 Z-26-49

Applicant: Niagara Mohawk Power Corp. dba

Referring Board: Town of Onondaga Zoning Board of Appeals

Location: at 4310 Onondaga Boulevard

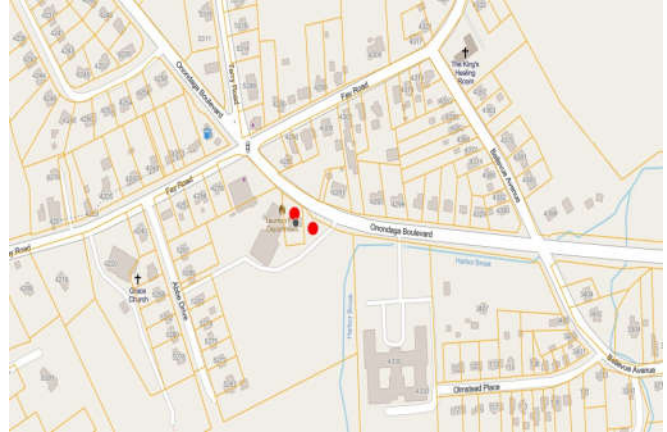
Type of Action: SITE PLAN

Tax Map ID: 004.-06-54.0, 004.-06-55.0

RECOMMENDATION: No Position With Comment

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 Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel



SUMMARY:

the applicant is proposing to expand an existing National Grid gas regulator station with installation of additional gas pipes and valves in a One-Family Residential (R-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Special Permit referral (Z-26-49) and Area Variance referral (Z-26-50) to all expansion of the existing National Grid regulator station. Subdivision referral (S-26-4) to allow a lot line adjustment.
Past Board Reviews:	No Position with Comment on Site Plan referral (Z-24-253) to construct a 2 accessory storage building at the adjacent Fire Department, encouraging th to require all of the necessary documents and information to allow thorough evaluation of a proposal.
Location:	The site is located in a commercial node at the intersection of Onondaga B Terry Road, and Fay Road, all county highways, and surrounded by residen neighboring businesses include Lorenzo's Wholesale Foods, Abbott's Froz Custard, a gas station, and a senior living facility.
Existing Site Layout:	The site is an existing National Grid regulator station facility which is compr an approximately 1,800 sf building and asphalt area covered with equipmer surrounded by fencing. The site is surrounded by the Taunton Fire Departm complex whose U-shaped driveway surrounds the National Grid property. A area lies between the Fire Department's eastern driveway to Onondaga Bo and the Nation Grid property.
Access:	The site has an existing driveway access to Onondaga Boulevard, a county No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportati existing or proposed driveways on Onondaga Boulevard must meet Depart requirements.
Proposed Site Layout:	Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid w installing infrastructure in both the existing parcel boundaries and into the p acquisition area along with an access drive from the rear of the site. The p fencing will be extended to enclose the acquired land. From the plans, it do appear that any work is proposed for the existing front yard area.
(cont'd):	The applicant proposes acquisition of the adjacent lawn area, between the the Fire Department driveway. Per the Taunton Fire Department Subdivision Map dated 1/16/26, the Fire Department will be conveying the 0.158-acre area to the existing 0.338-acre National Grid parcel, resulting in the National Grid parcel being 0.496 acres Taunton Fire Department parcel being 8.943 acres.
Variances:	Per a conversation with the Town on 2/25/26, the existing National Grid par irregularly-shaped and a non-conforming lot size with structures located in t side, and rear setbacks. The proposed lot line adjustment will make the lot than 20,000 sf, a buildable lot per Town code, and the proposed National G structures will be located within every setback. Town code requires a front yard setback of 30', side yard setbacks of 7.5', rear yard setback of 50'. As the existing and proposed lots are, and will be, irregularly shaped rather than determining what would be considered a front or rear lot line, the Town will approve the site plan detailing distances from boundaries when they review the variance application. Per GIS mapping, the existing fencing, asphalt, and National Grid infrastruc

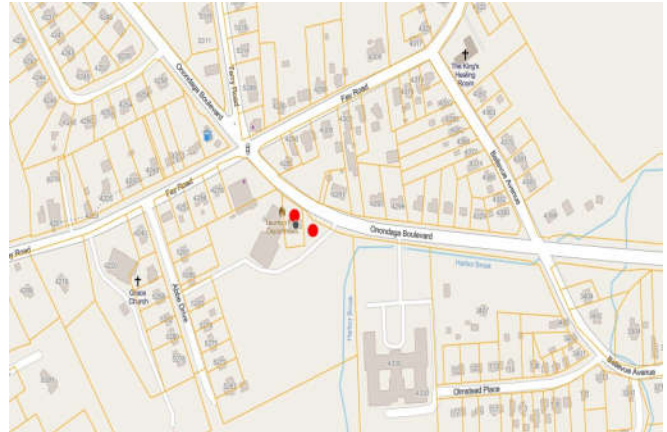
appears to extend to the existing parcel boundaries. Per the Proposed Site (sheet 39 of 39) dated 1/21/26, National Grid infrastructure will be located as 6'4" to a property boundary. Per the Proposed Site Plan (sheet 39 of 37) 11/17/25, proposed fencing will be extended around the perimeter of the acquired land, extending to, or very close to, the proposed site boundary.

Easements:	Per the Subdivision Map, multiple easements exist on the Fire Department parcel. A 30'-wide County sanitary easement turns narrows to 20'-wide, crossing the lawn area from the northwest to south east. Another 20'-wide County sanitary easement follows the north parcel boundary. A Niagara Mohawk Power Corporation easement crosses from the National Grid parcel to the south. A proposed gas line easement will cross from the acquired portion of land to the existing Niagara Mohawk Power Corporation easement.
Other:	The site does not have existing drinking water or wastewater service. No changes are proposed.
Wetlands:	GIS mapping shows a riverine federal wetland traversing the eastern side of the site, along the eastern parcel boundary of the Fire Department parcel. Per the Mapper, the wetland is a federally protected class C(T) stream (ID # 895-72) as Harbor Brook. An "Approximate Centerline" of Harbor Brook is indicated on the Subdivision Map. ADVISORY NOTE: Any proposed development in, placement of fill in, or destruction of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers.
Floodplain/Floodway:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year flood and floodway for the federally protected class C(T) stream are located adjacent to the eastern boundary of the Fire Department parcel, around the wooded area. In the referral materials, the stream and its floodplain and floodway are located within the project-area, but the proposed gas line easement crosses an area not designated as a "Special Flood Hazard Area." ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause exposure to threat to property and safety. Buildings within the floodplain can negatively impact the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

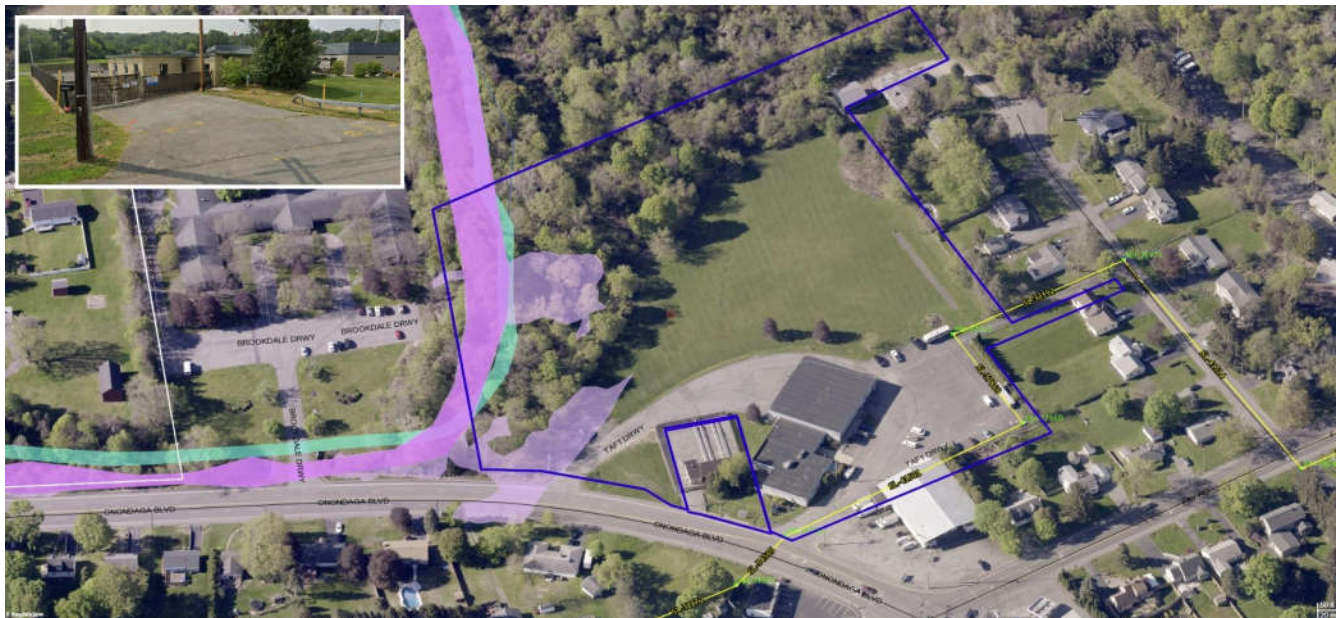
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-26-49**Keyword:** Niagara Mohawk Power Corp. - Nat**Related Cases:** S-26-4 Z-26-48**Applicant:** Niagara Mohawk Power Corp. dba**Referring Board:** Town of Onondaga Zoning
Board of Appeals**Location:** at 4310 Onondaga Boulevard**Type of Action:** SPECIAL PERMIT**Tax Map ID:** 004.-06-54.0, 004.-06-55.0**RECOMMENDATION:** No Position With Comment**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 Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel

**SUMMARY:**

the applicant is requesting a special permit to expand an existing National Grid gas regulator station with installation of additional gas pipes and valves in a One-Family Residential (R-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-48) to expand the existing National Grid regulator station. Area Variance referral (Z-26-50) to allow expansion of the existing National Grid regulator station. Subdivision referral (S-26-4) to allow a lot line adjustment.
Past Board Reviews:	No Position with Comment on Site Plan referral (Z-24-253) to construct a 2 accessory storage building at the adjacent Fire Department, encouraging the applicant to require all of the necessary documents and information to allow thorough evaluation of a proposal.
Location:	The site is located in a commercial node at the intersection of Onondaga Boulevard, Terry Road, and Fay Road, all county highways, and surrounded by residential neighboring businesses include Lorenzo's Wholesale Foods, Abbott's Frozen Custard, a gas station, and a senior living facility.
Existing Site Layout:	The site is an existing National Grid regulator station facility which is comprised of an approximately 1,800 sf building and asphalt area covered with equipment surrounded by fencing. The site is surrounded by the Taunton Fire Department complex whose U-shaped driveway surrounds the National Grid property. A narrow area lies between the Fire Department's eastern driveway to Onondaga Boulevard and the National Grid property.
Access:	The site has an existing driveway access to Onondaga Boulevard, a county highway. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Onondaga Boulevard must meet Department requirements.
Proposed Site Layout:	Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid will be installing infrastructure in both the existing parcel boundaries and into the proposed acquisition area along with an access drive from the rear of the site. The proposed fencing will be extended to enclose the acquired land. From the plans, it does not appear that any work is proposed for the existing front yard area.
(cont'd):	The applicant proposes acquisition of the adjacent lawn area, between the existing and the Fire Department driveway. Per the Taunton Fire Department Subdivision Map dated 1/16/26, the Fire Department will be conveying the 0.158-acre area to the existing 0.338-acre National Grid parcel, resulting in the National Grid parcel being 0.496 acres and the Taunton Fire Department parcel being 8.943 acres.
Variances:	Per a conversation with the Town on 2/25/26, the existing National Grid parcel is irregularly-shaped and a non-conforming lot size with structures located in the front, side, and rear setbacks. The proposed lot line adjustment will make the lot larger than 20,000 sf, a buildable lot per Town code, and the proposed National Grid structures will be located within every setback. Town code requires a front yard setback of 30', side yard setbacks of 7.5', and a rear yard setback of 50'. As the existing and proposed lots are, and will be, irregularly shaped rather than determining what would be considered a front or rear lot line, the Town will approve the site plan detailing distances from boundaries when they review the variance application.

Per GIS mapping, the existing fencing, asphalt, and National Grid infrastructure appears to extend to the existing parcel boundaries. Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid infrastructure will be located at least 6'4" to a property boundary. Per the Proposed Site Plan (sheet 39 of 37) dated 11/17/25, proposed fencing will be extended around the perimeter of the acquired land, extending to, or very close to, the proposed site boundary.

Easements: Per the Subdivision Map, multiple easements exist on the Fire Department parcel.

A 30'-wide County sanitary easement turns narrows to 20'-wide, crossing the lawn area from the northwest to south east.

Another 20'-wide County sanitary easement follows the north parcel boundary. A Niagara Mohawk Power Corporation easement crosses from the National Grid parcel to the south.

A proposed gas line easement will cross from the acquired portion of land to the existing Niagara Mohawk Power Corporation easement.

Other: The site does not have existing drinking water or wastewater service. No changes are proposed.

Wetlands: GIS mapping shows a riverine federal wetland traversing the eastern side of the site, along the eastern parcel boundary of the Fire Department parcel. Per the GIS Mapper, the wetland is a federally protected class C(T) stream (ID # 895-72) known as Harbor Brook. An "Approximate Centerline" of Harbor Brook is indicated on the Subdivision Map.

ADVISORY NOTE: Any proposed development in, placement of fill in, or destruction of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers.

Floodplain/Floodway: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year flood and floodway for the federally protected class C(T) stream are located adjacent to the eastern boundary of the Fire Department parcel, around the wooded area. According to the referral materials, the stream and its floodplain and floodway are located within the project-area, but the proposed gas line easement crosses an area not designated as a "Special Flood Hazard Area."

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

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

Case Number: Z-26-50

Keyword: Niagara Mohawk Power Corp. - Nat

Related Cases: S-26-4 Z-26-48

Applicant: Niagara Mohawk Power Corp. dba

Referring Board: Town of Onondaga Zoning Board of Appeals

Location: at 4310 Onondaga Boulevard

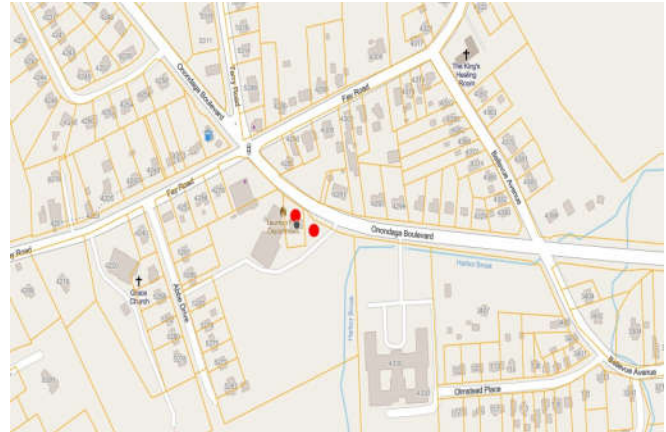
Type of Action: AREA VARIANCE

Tax Map ID: 004.-06-54.0, 004.-06-55.0

RECOMMENDATION: No Position With Comment

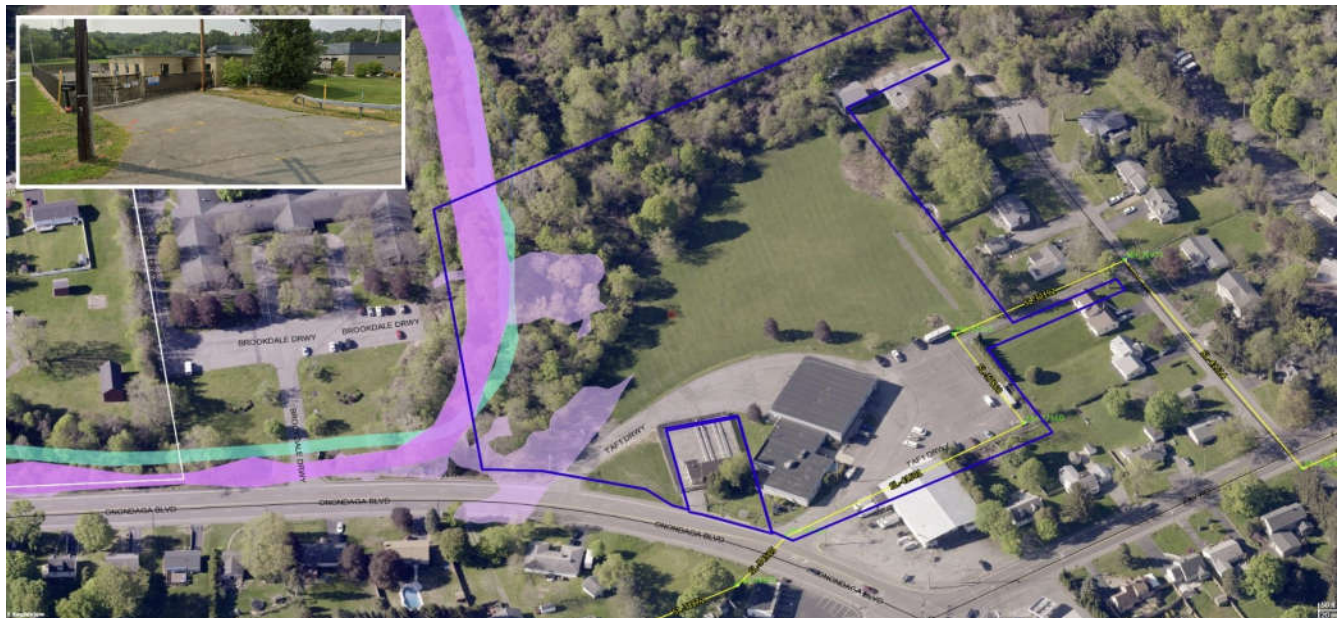
JURISDICTION:

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 Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel



SUMMARY:

the applicant is requesting area variances to expand an existing National Grid gas regulator station with installation of additional gas pipes and valves in a One-Family Residential (R-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-48) to expand the existing National Grid regulator station. Special Permit referral (Z-26-49) to allow expansion of the existing National Grid regulator station. Subdivision referral (S-26-4) to allow a lot line adjustment.
Past Board Reviews:	No Position with Comment on Site Plan referral (Z-24-253) to construct a 2 accessory storage building at the adjacent Fire Department, encouraging the applicant to require all of the necessary documents and information to allow thorough evaluation of a proposal.
Location:	The site is located in a commercial node at the intersection of Onondaga Boulevard, Terry Road, and Fay Road, all county highways, and surrounded by residential neighboring businesses include Lorenzo's Wholesale Foods, Abbott's Frozen Custard, a gas station, and a senior living facility.
Existing Site Layout:	The site is an existing National Grid regulator station facility which is comprised of an approximately 1,800 sf building and asphalt area covered with equipment surrounded by fencing. The site is surrounded by the Taunton Fire Department complex whose U-shaped driveway surrounds the National Grid property. A narrow area lies between the Fire Department's eastern driveway to Onondaga Boulevard and the National Grid property.
Access:	The site has an existing driveway access to Onondaga Boulevard, a county highway. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Onondaga Boulevard must meet Department requirements.
Proposed Site Layout:	Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid will be installing infrastructure in both the existing parcel boundaries and into the proposed acquisition area along with an access drive from the rear of the site. The proposed fencing will be extended to enclose the acquired land. From the plans, it does not appear that any work is proposed for the existing front yard area.
(cont'd):	The applicant proposes acquisition of the adjacent lawn area, between the existing and the Fire Department driveway. Per the Taunton Fire Department Subdivision Map dated 1/16/26, the Fire Department will be conveying the 0.158-acre area to the existing 0.338-acre National Grid parcel, resulting in the National Grid parcel being 0.496 acres and the Taunton Fire Department parcel being 8.943 acres.
Variances:	Per a conversation with the Town on 2/25/26, the existing National Grid parcel is irregularly-shaped and a non-conforming lot size with structures located in the front, side, and rear setbacks. The proposed lot line adjustment will make the lot larger than 20,000 sf, a buildable lot per Town code, and the proposed National Grid structures will be located within every setback. Town code requires a front yard setback of 30', side yard setbacks of 7.5', and a rear yard setback of 50'. As the existing and proposed lots are, and will be, irregularly shaped rather than determining what would be considered a front or rear lot line, the Town will approve the site plan detailing distances from boundaries when they review the variance application.

Per GIS mapping, the existing fencing, asphalt, and National Grid infrastructure appears to extend to the existing parcel boundaries. Per the Proposed Site Plan (sheet 39 of 39) dated 1/21/26, National Grid infrastructure will be located at least 6'4" to a property boundary. Per the Proposed Site Plan (sheet 39 of 37) dated 11/17/25, proposed fencing will be extended around the perimeter of the acquired land, extending to, or very close to, the proposed site boundary.

Easements: Per the Subdivision Map, multiple easements exist on the Fire Department parcel.

A 30'-wide County sanitary easement turns narrows to 20'-wide, crossing the lawn area from the northwest to south east.

Another 20'-wide County sanitary easement follows the north parcel boundary. A Niagara Mohawk Power Corporation easement crosses from the National Grid parcel to the south.

A proposed gas line easement will cross from the acquired portion of land to the existing Niagara Mohawk Power Corporation easement.

Other: The site does not have existing drinking water or wastewater service. No changes are proposed.

Wetlands: GIS mapping shows a riverine federal wetland traversing the eastern side of the site, along the eastern parcel boundary of the Fire Department parcel. Per the GIS Mapper, the wetland is a federally protected class C(T) stream (ID # 895-72) known as Harbor Brook. An "Approximate Centerline" of Harbor Brook is indicated on the Subdivision Map.

ADVISORY NOTE: Any proposed development in, placement of fill in, or destruction of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers.

Floodplain/Floodway: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year flood and floodway for the federally protected class C(T) stream are located adjacent to the eastern boundary of the Fire Department parcel, around the wooded area. According to the referral materials, the stream and its floodplain and floodway are located within the project-area, but the proposed gas line easement crosses an area not designated as a "Special Flood Hazard Area."

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

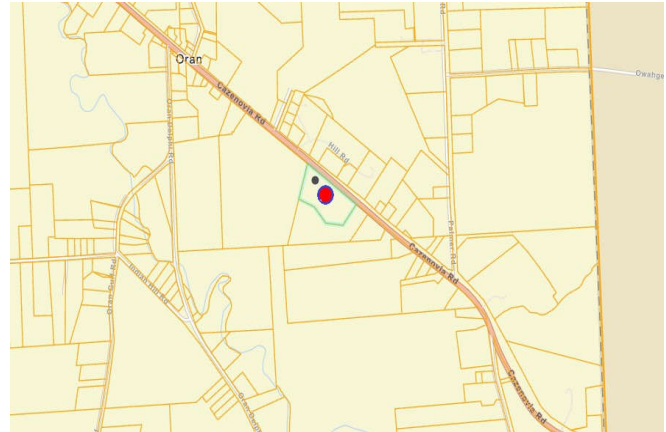
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-26-52**Keyword:** Salt Point Rentals**RelatedCases:** Z-26-51**Applicant:** Salt Point Rentals, LLC**Referring Board:** Town of Pompey Zoning
Board of Appeals**Location:** at 8710 Cazenovia Road**Type of Action:** USE VARIANCE**Tax Map ID:** 005.-06-18.2**RECOMMENDATION:** No Position With Comment**JURISDICTION:**

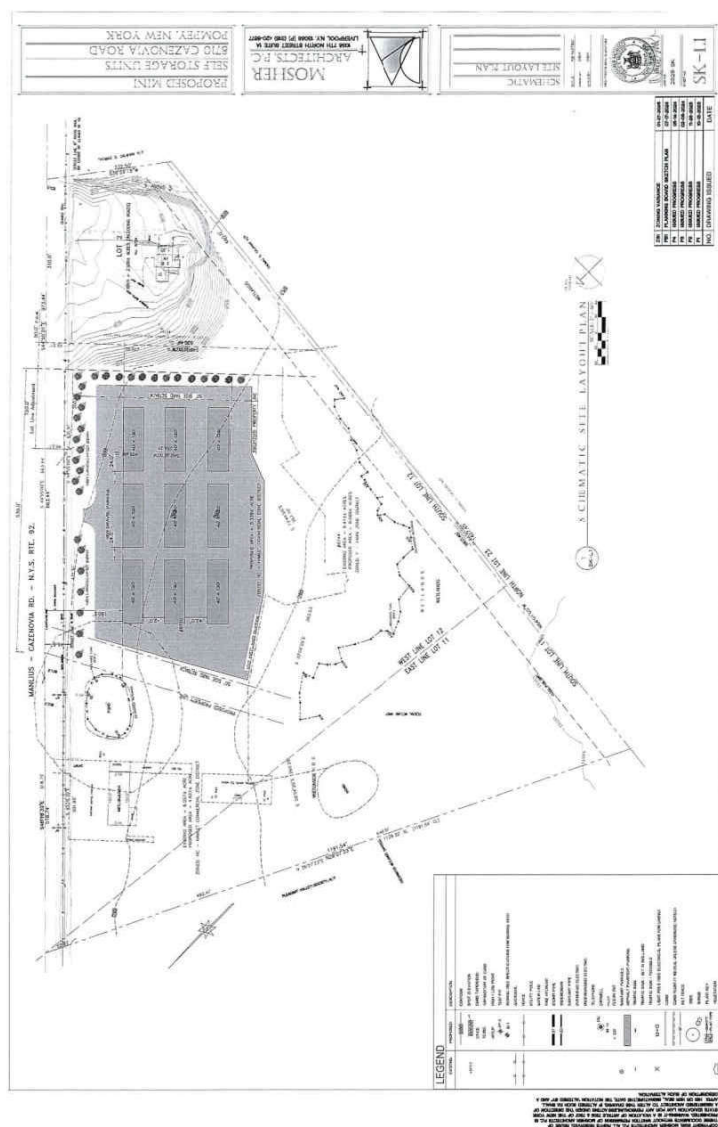
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway

SUMMARY:

the applicant is requesting a use variance to allow construction of 9 mini storage buildings on an 18.66-acre parcel in a Hamlet Commercial zoning district



Z-26-51, 52



STAFF REVIEW:

Past Board Reviews:	The Board previously reviewed zone change and subdivision referrals (Z-20-18) to divide a 22-acre parcel into two new lots and the change the property from a Farm (F) zoning district to a Hamlet Commercial (HC) zoning district. A previous version of this subdivision was reviewed in 2019 (Z-19-63)/ The Board offered No Position with Comment, providing requirements and comments regarding the development of the site: all access to NYS Route 92 should be coordinated with the NYS Department of Transportation (NYSDOT) encouraging coordination with the US Army Corps of Engineers and NYS Department of Conservation (USACE, NYSDEC) regarding any wetlands on site and encouraging avoidance of any environmentally sensitive areas on site.
Concurrent Reviews:	Site Plan referral (Z-26-51) to construct 9 self-storage buildings.
Location:	The site is located in northern Pompey along NYS Route 92, near the hamlet of Oran. Surrounding land uses are low-density residential and there are large areas of undeveloped land. Limestone Creek and its 100-year floodplain and flood zone are nearby.
Proposed Zoning:	Per the Site Layout Plan dated 1/27/26, the nine 40'x120' self-storage buildings will be situated on a gravel area to be installed in the eastern half of the site.
Existing Site Layout:	Per aerial imagery, the site contains an office building in the northwest corner of the site, along the Cazenovia Road frontage. A small pond is adjacent to the office building. The remainder of the site appears to be lawn.
Variances:	The applicant is requesting a use variance to allow a self-storage use. Per the Town Use Schedule, the HC district allows uses including auto service, restaurant, day care, boarding or nursing homes, libraries or museums, and fire or ambulance station with site plan approval and retail, personal or office service with site plan approval and Town Board special permit. Per the Town Code, the Hamlet Commercial Zone District (HC) "is intended to accommodate a range of land uses traditionally found in rural hamlets, residential, community services and commercial, that are architecturally and historically compatible in scale and character."
(cont'd):	Use variance may be granted only upon the applicant showing that applicable regulations and restrictions have caused unnecessary hardship, including meeting all parts of a four-part test: 1. The property is incapable of earning a reasonable return on investment for any of the allowed uses. The applicant states the permitted uses would require "substantial infrastructure improvements that are not available on site", citing the site's lack of access to municipal water or sanitary services and lack of space for a septic. 2. The alleged hardship is unique and doesn't apply to a substantial portion of the neighborhood. The applicant continues to cite the lack of necessary municipal infrastructure. 3. The use variance, if granted, would not alter the essential character of the neighborhood. The applicant states the proposed use would have less aesthetic impact than other uses permitted in the district.

impact than many of the allowed uses while also not impacting the local school population or daily traffic flow.

4. The alleged hardship has not been self-created. The applicant states they explored the allowed uses (specifically citing Senior Citizen housing or retail facilities), but these options are unavailable due to the site's lack of municipal services.

Access: The existing office building has a driveway to Cazenovia Road, NYS Route

The site plan depicts a second driveway to Cazenovia Road to allow access to the proposed self-storage area, but this depiction does not fully show the proposed driveway.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing and proposed driveways on Cazenovia Road must meet Department requirements.

Stormwater: Per the Environmental Assessment Form (EAF) dated 1/27/26, 4.4 acres of land will be disturbed by the proposed project and stormwater will be managed via site detention basins. No stormwater basins are indicated on the provided plan. Does there appear to be any unencumbered lands set aside for one, or underground infrastructure to channel or hold stormwater on site.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by 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 buildings are served by an individual well and no changes are proposed. The proposed self-storage buildings will not have drinking water infrastructure.

Wastewater: The existing buildings are served by an individual septic system and no changes are proposed. The proposed buildings will not be served by wastewater infrastructure.

Wetlands: Per the Wetlands Boundary Map dated 10/16/18, the delineated wetland boundary is located off site, but information regarding the delineation is not provided, the date, and the buffers are unclear. Per GIS mapping, state and federal wetlands encroach on the rear of the site. It appears that portions of the disturbed area occur within the wetland buffer area.

ADVISORY NOTE: Wetland regulations require the applicant to contact the 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 wetland buffer on the site. All confirmed wetlands should be shown on the plan 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.

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

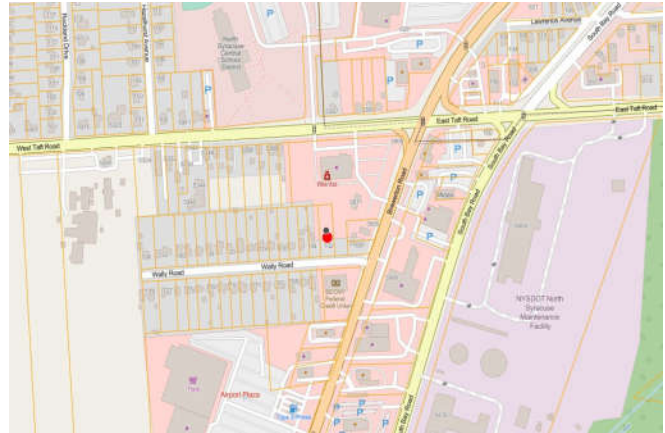
ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

Plants/Animals: The site may contain the Northern harrier, or its associated habitat, which is listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

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

Case Number: Z-26-55**Keyword:** Sweetheart Corner**Related Cases:****Applicant:** Sweetheart Corner Redevelopment**Referring Board:** Town of Clay Town Board**Location:** at 102 1/2 Wally Road**Type of Action:** ZONE CHANGE**Tax Map ID:** 117.-10-26.0**RECOMMENDATION:** No Position With Comment**JURISDICTION:**

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse

**SUMMARY:**

the applicant is proposing a zone change on a 0.357-acre parcel from One-Family Residential (R-10) to Regional Commercial (RC-1) for future commercial site redevelopment





STAFF REVIEW:

Location:	The site is located at the intersection of Brewerton and East Taft Roads (Sweetheart Corners). The site is a vacant residential lot near the eastern end of Wally Road near intersection with Brewerton Road. The site abuts residential uses to the west and abuts commercial to the rear.
Current Zoning:	The applicant is requesting to change the site from R-10 to RC-1 to allow for development of the former Rite-Aid building site at the corner of Brewerton and West Taft Road. Per the Town zoning map, the site is the last parcel in the R-10 area along Wally Road. Surrounding parcels to the north (rear) and east along Brewerton Road are in a RC-1 district.
Proposed Zoning:	Per Town Code, the intent of the RC-1 district is “to allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses and to be developed in a planned and coordinated manner. Such development shall be treated as a unified development maintaining coordinated site management of shared parking, signage and similar site improvements. This district shall emphasize design and ensure compatibility with adjoining properties, land uses, public facilities and environmental features and, therefore, each shopping center complex shall conform to both district and individual lot development standards.” Uses allowed with site plan approval include shopping center, retail use, professional service use, office building bank/credit union, restaurant, medical office, hospital/clinic, veterinary care facility, and day-care center.
Proposed Site Layout:	Per the Zone Change Plan dated 2/13/26, the applicant is proposing development of the former Rite-Aid parcel situated at the corner of West Taft and Brewerton Roads. The existing former Rite-Aid parcel contains the former pharmacy building with parking lots along road frontages, a drive-thru coffee house also along Brewerton Road frontage, and a lawn area to the rear of both buildings which extends to Wally Road. Per the Zone Change Plan, the former Rite-Aid building will be redeveloped into a 14,500 sf multi-tenant building to contain four restaurant spaces and a commercial space. A 2,500 sf bank with drive-thru will be constructed to the rear of the Rite-Aid building, and the existing Coffee Shop will remain as is. Per the Re-Zoning Plat dated 9/17/25, the subject parcel and the Rite-Aid parcel each have 65.59' of frontage on Wally Road and combination of the sites will have a 131.18'-wide extension to Wally Road with a 50'-wide landscape buffer between the driveway with parking along it and the abutting residential uses. A 30'-wide landscape buffer will occur between the driveway and the parcels on the corner of Brewerton Road and Wally Road.
Access:	The former Rite-Aid parcel has a full-access and right-in/right-out driveways along Taft Road and a right-in and full access driveways along Brewerton Road. Per the Zone Change Plan, the right-in driveway from Brewerton Road will be closed. The subject area will be combined with the commercial site and a driveway will be provided from Wally Road to the subject area.

will extend from the commercial area to a full-access driveway onto Wally Road local road.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on West Taft Road must meet Department requirements.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing proposed driveways on Brewerton Road must meet Department requirements.

Stormwater: The Environmental Assessment Form (EAF) dated 2/13/26 solely addresses zone change, noting a separate EAF would be submitted with the proposed development. The Zone Change Plan depicts stormwater management areas that occur on either side of the driveway to extend to Wally Road.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by 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 subject area is not currently connected to public drinking water and no connections are proposed at this time. Reconnections will be necessary for future re-development of the commercial area.

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

Wastewater: The subject area is not currently connected to public sewers and no connections are proposed at this time. Reconnection will be necessary for the future re-development of the commercial area and 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 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/connection>

Waterbodies: The site is located in an Onondaga County Drainage District for Bear Trap Creek, which is maintained by the Department of Water Environment Protection in this area.

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

Case Number: **Z-26-58**

Keyword:

RelatedCases:

Applicant:

Adam Richardson

Referring Board: Town of DeWitt Zoning
Board of Appeals

Location:

at 3350 Erie Boulevard East

Type of Action: AREA VARIANCE

Tax Map ID:

048.-03-04.1

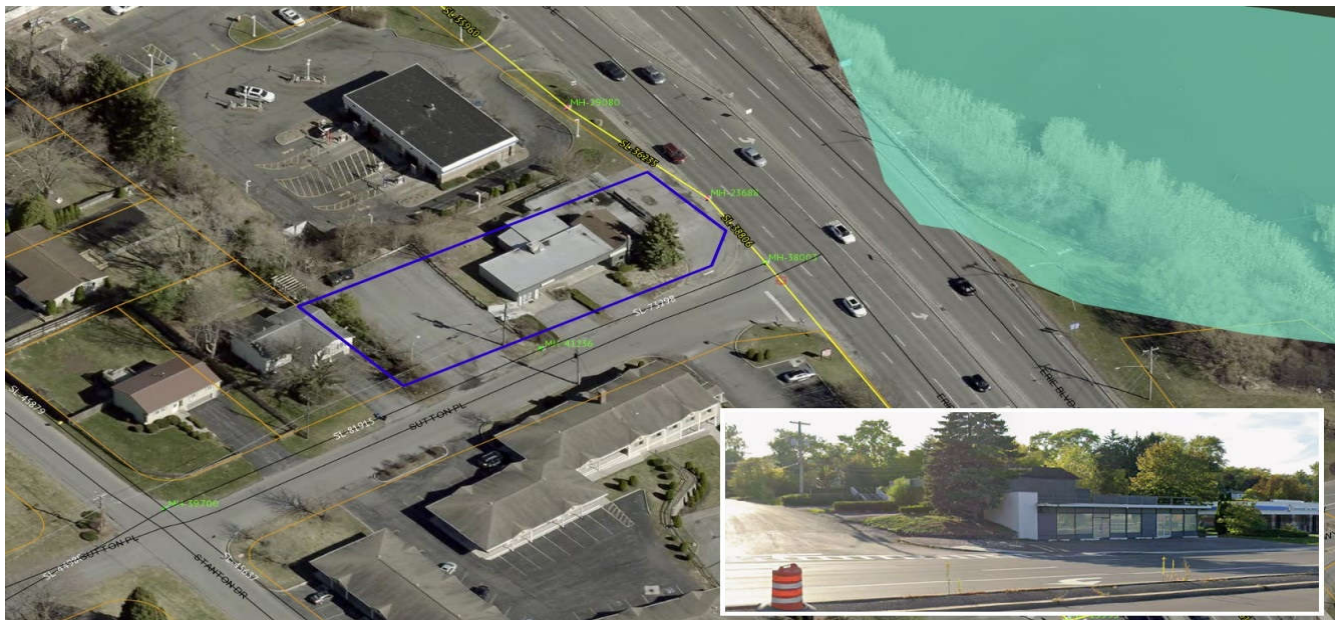
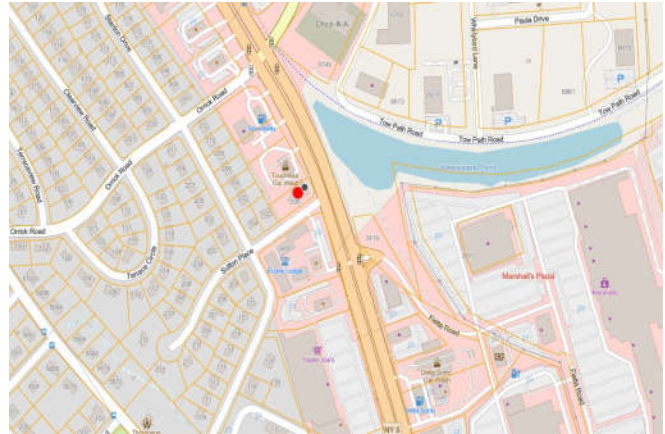
RECOMMENDATION: No Position With Comment

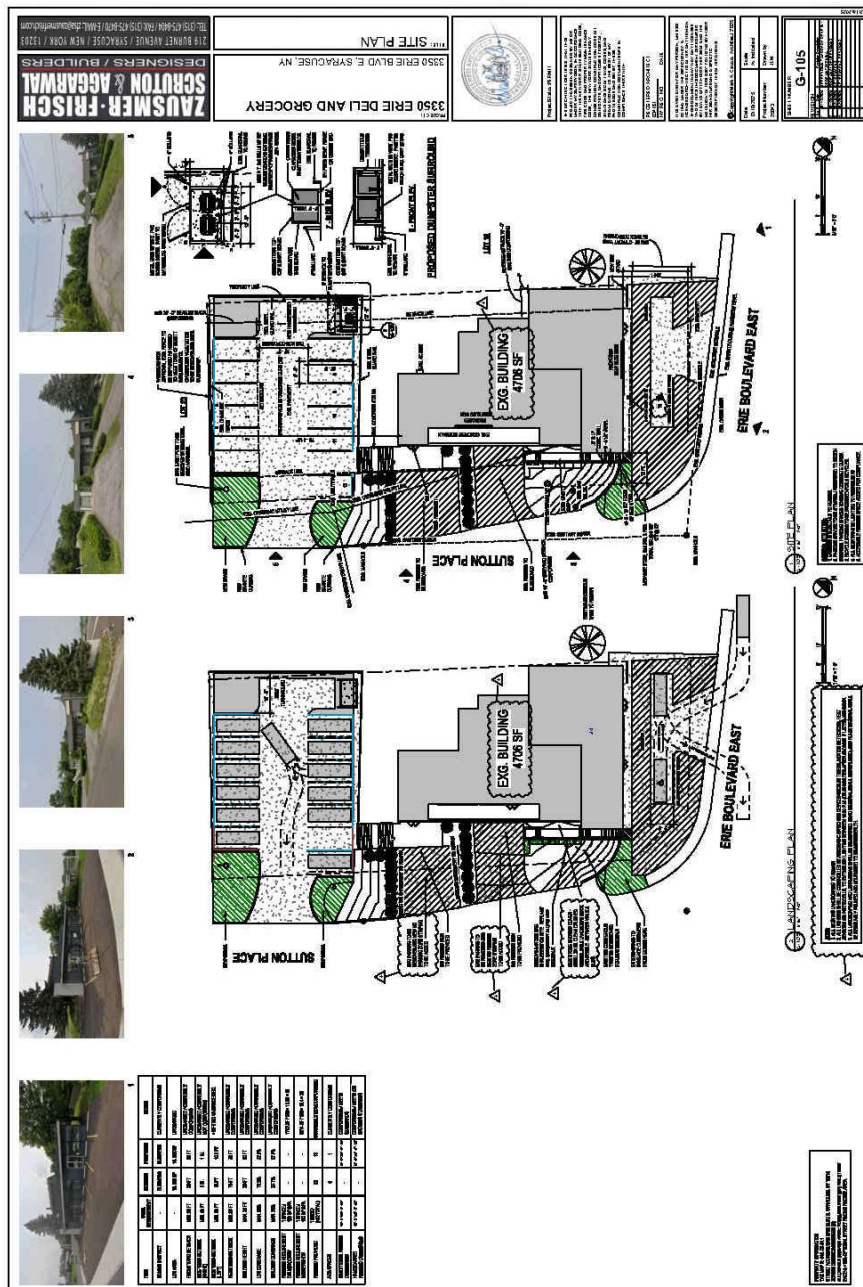
JURISDICTION:

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 Erie Boulevard East (Route 5), a state highway

SUMMARY:

the applicant is requesting an area variance to areduce the number of parking spaces need to 13 where 32 are required for an existing mixed-use building on a 0.41-acre parcel in a Business zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-26-5) to allow renovations and change of use of this site. Board encouraged the applicant to close the Erie Boulevard East driveway advising the parking along that road frontage must not result in vehicles reversing into the NYS right-of-way. The Board also encouraged the installation of signage along the Sutton Place frontage.
Nearby Uses/Setting:	The site is located at the corner of Erie Boulevard East (NYS Route 5) and Sutton Place, a local road. Nearby commercial uses include a motel, a fueling station, car wash, multiple fast food restaurants, and multiple retail plazas. The site is primarily residential uses to the rear.
Existing Site Layout:	The site contains a multi-tenant building with retail entrances on both Erie Boulevard East and Sutton Place and a parking lot at the rear of the site.
Variances:	The applicant is requesting an area variance to allow a reduction in parking from the 32 required by Town code to 13 parking spaces. The previous referral called for 19 spaces on site.
Project Detail:	The applicant is renovating an existing multi-tenant retail building to operate as a deli/grocery and barber shop on site. Proposed exterior improvements include installing granite curbing and landscaping at the entrance to the rear parking lot and adding a dumpster enclosure at the rear of the building.
Access:	The site has a driveway to Erie Boulevard East and three full-access points to Sutton Place. The width of the driveway to Erie Boulevard East is not indicated on the plans, but is wider than typical driveways in this area. In 2022, NYS Department of Transportation conducted construction on Erie Boulevard East including updates to the right-of-way and sidewalk installation.
Parking:	Per the Site Plan dated 2/20/26, changes from the previous referral include reducing the width of the entrance from Erie Boulevard East and reducing the number of parking spaces located along that frontage from 5 spaces to 1 ADA space. Previously, the side of the building (fronting Sutton Place) had two asphalt parking spaces between the building and roadway, one labeled as a "new loading/unloading area" and the other containing two ADA spaces. The current referral shows both areas are to be no-parking areas and the two ADA spaces have been removed. The rear parking lot has not been changed for the current referral and will contain 12 spaces. ADVISORY NOTE: Per the NYS Department of Transportation, no parking, storage, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/23/26, zero acres of the 0.41-acre site will be disturbed by the proposed project.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No change to the existing infrastructure are proposed, but the proposed uses are anticipated to generate an increase in

ADVISORY NOTE: The Onondaga County Department of Water Environmental 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 coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone.

Sidewalks occur on the Erie Boulevard East frontage, but not along Sutton

Plants/Animals: The site may contain the Northern Long-eared bat, or its associated habitat 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.

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

Case Number: **S-26-5**

Keyword: Micron

Related Cases:

Applicant: Micron New York Semiconductor M

Referring Board: Town of Cicero Planning Board

Location: at 8533 Brewerton Road

Type of Action: FINAL SUBDIVISION

Tax Map ID: 091.-01-02.1

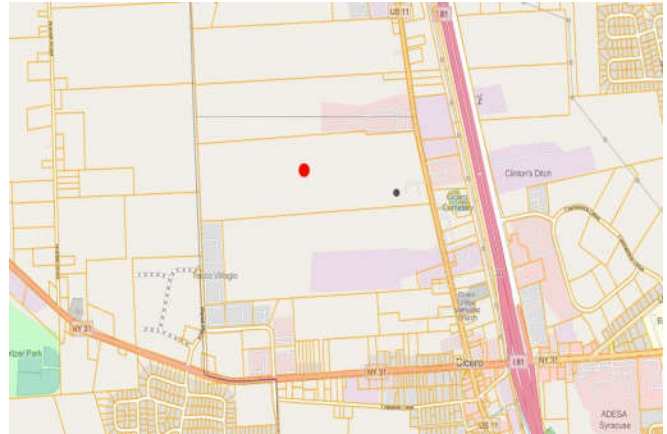
RECOMMENDATION: No Position

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 Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay

SUMMARY:

the applicant is proposing to subdivide a 99.280-acre parcel into two new lots, Lot 1 (28.096 acres) and Lot 2 (71.184 acres), in a General Commercial zoning district to create a new parcel for a future driveway connection from Brewerton Road to the Micron site





STAFF REVIEW:

Past Board Reviews:	The Board recently reviewed four cases related to the Micron project - a Site Plan (Z-25-290) and Area Variance (Z-25-291) referral for the manufacturing facility, a Site Plan (Z-25-292) and Area Variances (Z-25-293) for an associated rail project, across Caughdenoy Road from the Micron site. The Board has also reviewed two local laws and a zone change referral related to the White Pine Commerce Park (Z-24-258, Z-25-50, Z-23-158). Most recently the Board held a Position on subdivision referral (S-25-42) to combine 34 parcels into one new acre lot for the lands within the Town of Clay.
Location:	The site is located along Brewerton Road, US Route 11, in an area characterized by commercial uses along Brewerton Road with wooded areas and wetlands to the rear of the western parcels. The rear of the site abuts the municipal boundary between the Town of Cicero and Town of Clay. Nearby uses include IAA (an auto auction company), a golf driving range, a Sales center, and an RV and boat sales center.
Existing Site Layout:	The site contains the IBEW (International Brotherhood of Electrical Workers) Training Facility consisting of a building and parking lot located along the southern portion of the Brewerton Road frontage. Multiple buildings occur to the rear of the main building along with multiple small asphalt roadways. A wide internal road follows the southern parcel boundary to the rear of the site. Per the Final Subdivision Plan Property of NYS Lineman's Safety Training Fund dated 9/7/25, numerous utility poles and overhead electrical lines occur along many of the roadways. Trees and brush appear to cover the parts of the parcel not covered by buildings and internal roads including the northern portion of the site's Brewerton Road frontage, along the northern parcel boundary, and most of the rear of the site.
Access:	The site has one asphalt driveway to Brewerton Road, NYS Route 11. ADVISORY NOTE: Per the NYS Department of Transportation, all existing and proposed driveways on Brewerton Road must meet Department requirements.
Proposed Site Layout:	Per the Final Subdivision Plan Property of NYS Lineman's Safety Training Fund dated 9/7/25, the applicant is proposing to divide the subject parcel into two lots. Proposed Lot 1 (28.096 acres) will contain the northern portion of the site including a narrow portion along the northern boundary, widening to a large lot on the western side (rear). Per aerial imagery, it appears Proposed Lot 1 will contain only undeveloped woodlands. Proposed Lot 2 (71.184 acres) will contain the southern portion of the site, including the IBEW Training Facility and existing roadway. Any future changes to this site are not detailed in the referral materials except noting one of the new parcels will contain a future driveway connection from Brewerton Road to the Micron facility.
Easements:	Per the Subdivision Map, a 99'-wide Onondaga County Water District easement occurs along the southern boundary of the site containing a 54" water main. The Map depicts the existing roadway as being located inside the county easement. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to provide a future driveway connection from Brewerton Road to the Micron facility.

contact them to determine the activities and structures permitted within OC easements/rights-of-way.

Wetlands:

GIS mapping shows the western side of the site may contain a federal wetland. Most of the wooded area may contain state wetlands. The wetlands appear located outside of the developed portion of the parcel. Wetland boundaries depicted on the Final Subdivision Plan. As part of the overall Micron EIS, in this parcel, a wetland mitigation plan has been completed and NYS Department of Environmental Conservation permits have been obtained.

ADVISORY NOTE: Wetland regulations require the applicant to contact the 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 wetland buffer on the site. All confirmed wetlands should be shown on 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.

Other:

The existing facility has connections to public drinking water and sewers and changes are proposed at this time. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas.

**Municipal
Boundary**

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authority having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, a 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 such hearing.

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

Case Number: **Z-26-54**

Related Cases:

Referring Board: Town of DeWitt Planning Board

Type of Action: SITE PLAN

Keyword: CopperTop Tavern

Applicant: David A. Schlosser (for Coppertop at 3220 Erie Boulevard East

Tax Map ID: 045.-05-01.2

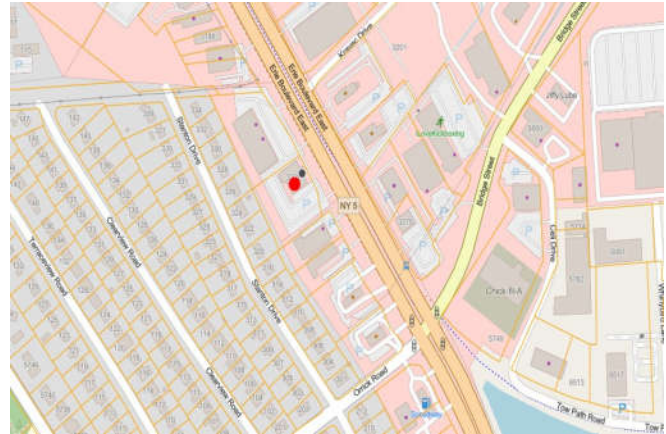
RECOMMENDATION: No Position

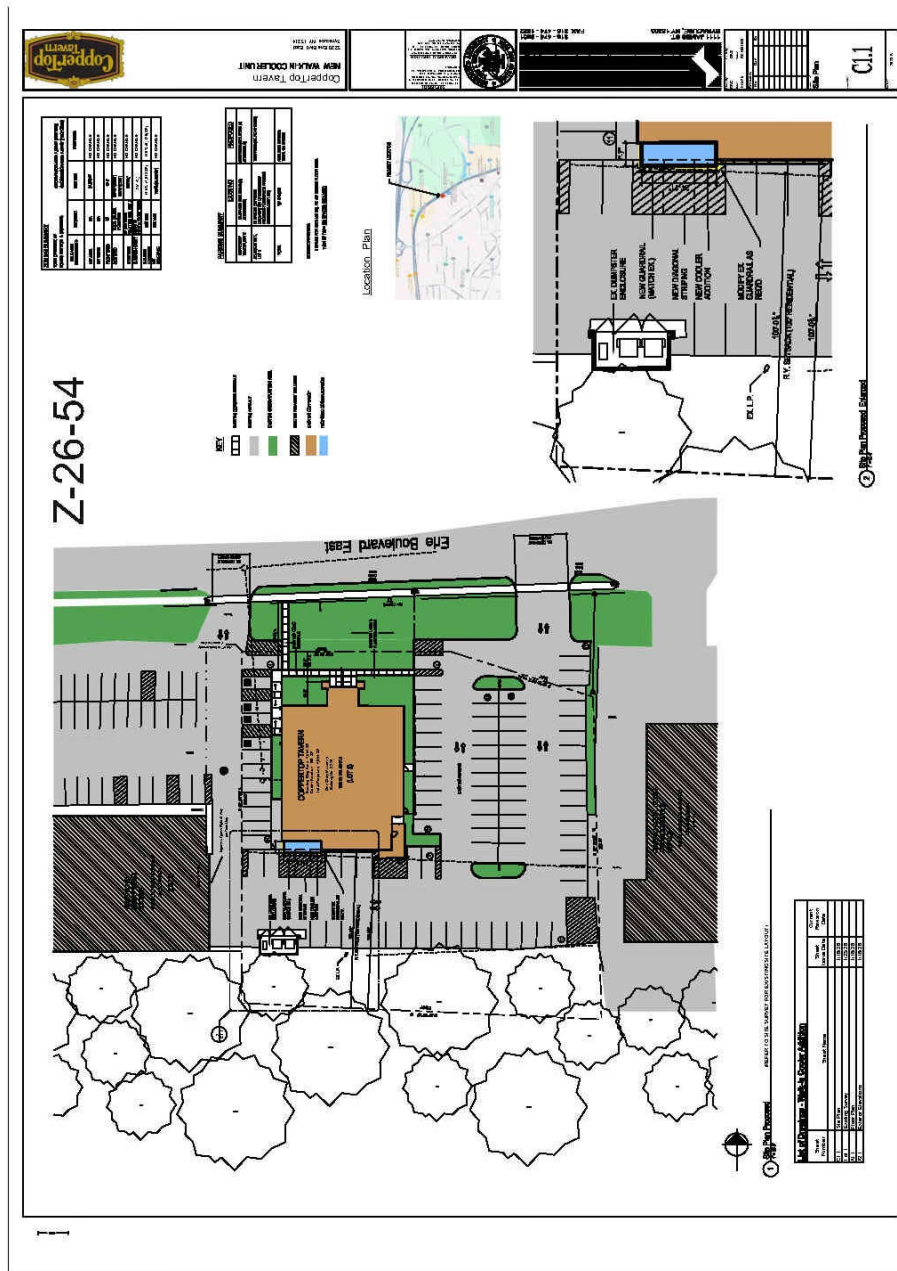
JURISDICTION:

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 Erie Boulevard East (Route 5), a state highway

SUMMARY:

the applicant is proposing to install a pre-manufactured walk-in cooler and concrete slab, as well as relocating existing lighting and parking on a 1.25-acre parcel in a Business zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan and area variance referrals (Z-24-247 and Z-24-252) to redevelop existing restaurant building into a CopperTop Tavern. The Board advised the applicant to submit a lighting plan to the NYS Department of Transportation (NYSDOT) and to submit a Stormwater Pollution Plan (SWPPP), if required by Onondaga County Department of Water Environment Protection. Site plan referral (Z-21-297) to allow outdoor seating and site plan referral (Z-21-175) to construct an addition at previous restaurants on site.
Location:	The site is located along Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and big box retail establishments. East of the site are primarily residential neighborhoods and LeMoyne College; aerial imagery shows that the rear of the site abuts several residential properties and there are existing established trees providing buffering between the lots.
Proposed Site Layout:	Per the Site Plan dated 1/16/26, the applicant is proposing addition of a 1900 sq ft cooler to the rear of the restaurant. The addition will result in the loss of three parking spaces at the rear of the restaurant. No other changes are proposed.
Existing Site Layout:	The site contains an existing one-story, 7,664 sf restaurant building with parking on the sides and rear of the building. A dumpster enclosure is located in the rear northwest corner of the parking lot. A newly-expanded landscaped area occurs between the restaurant and roadside sidewalks.
Access:	The site has connection to the adjacent commercial site to the north. Both the site and the adjacent site to the north have individual driveway access to Erie Boulevard East, NYS Route 5.
Other:	The site has existing connections to public drinking water and sewers and no changes to the current infrastructure are proposed.

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

Case Number: **Z-26-59**

Related Cases:

Referring Board: City of Syracuse Zoning Administration

Type of Action: SITE PLAN

Keyword: Chimes Building

Applicant: Maarten Jacobs & Anthony Rojas

Location: at 500-550 South Salina Street

Tax Map ID: 096.-05-01.0

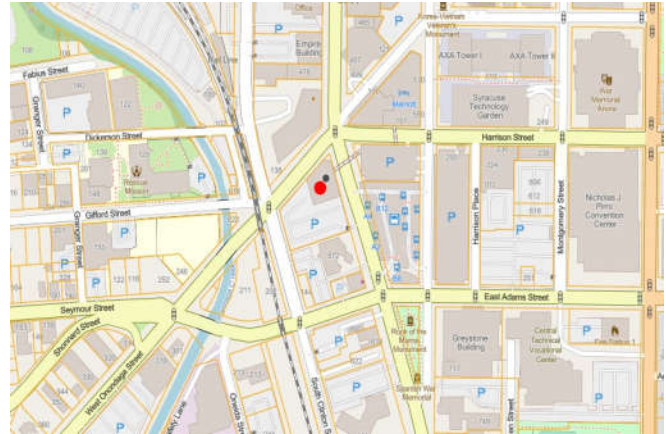
RECOMMENDATION: No Position

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 Adams Street, a state highway, the Onondaga County Libraries at the Galleries, a county-owned facility, the Centro Transit hub, a state-owned authority, and a county-owned drainage channel

SUMMARY:

the applicant is proposing to establish a "Restaurant" land use in a vacant commercial tenant space on a 1.26-acre parcel in a Central Business (MX-5) zoning district



Z-26-59



STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-24-68) to allow extensive interior and exterior renovation of existing commercial building. The Board encouraged landscaping and screening of the parking lot along with the installation of bicycle racks. Sign waiver referral (Z-14-12) to install backlit signage for a new business on the property.
Location:	The site is the Chimes building, located at the corner of South Salina Street and West Onondaga Street in Downtown Syracuse. The site contains a 12-story building with commercial and apartment space with a parking lot occupying the remainder of space on the lot. The site is almost entirely impermeable surface except the trees lining the sidewalks of South Salina Street and West Onondaga Street. The parking lot has driveway access to South Salina Street and South Clinton Street near the lot's southern boundary, both City streets.
Project Detail:	Per the previous referral, the Chimes building has been renovated to include changes to the ground and first floor commercial spaces and renovations to apartments on upper floors, resulting in 152 dwelling units and a 95-space parking lot. The current referral is to complete interior renovations to establish a restaurant in the vacant commercial space. The renovations will include installing a commercial kitchen, seating areas, and a storage area. No exterior changes are proposed. A Site Layout Plan dated 12/23/25 was included with the referral. Changes to the site layout from the previous referral include splitting the parking lot into two sections, each accessed by their own driveway.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/23/25, 1 acre of the site will be disturbed by the proposed project. However, it appears no exterior changes are proposed. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by 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:	The building is served by City of Syracuse drinking water and public sewer service. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Plants/Animals:	The site may contain the Peregrine falcon, or its associated habitat, which is listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).
(cont'd):	The site is within the South Salina Street Downtown Historic District which is on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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

Case Number: **Z-26-46**

Keyword:

RelatedCases:

Applicant: 7835 Goguen Drive Contractors Se

Referring Board: Town of Clay Planning Board

Location: at 7835 Goguen Drive

Type of Action: SITE PLAN

Tax Map ID: 087.-01-08.1

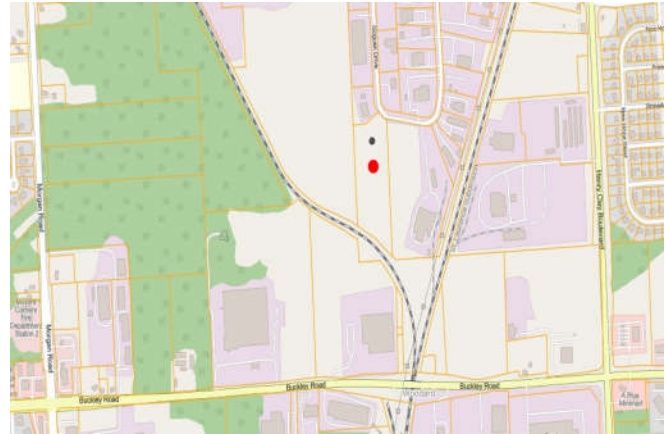
RECOMMENDATION: Informal Review

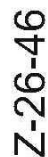
JURISDICTION:

General Municipal Law Section 239-I-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance

SUMMARY:

the applicant is proposing an amended site plan for a fuel tank and additional lighting for a contractor's service yard on a 6.24-acre parcel in an Industrial 1 (I-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Informal Review of Special Permit referral (Z-25-15) to allow bulk storage of 1,000 gallon fuel tank and storage of empty fuel tanks within a contractor's service yard. The Board encouraged the Town to ensure the applicant has obtained all a New York State Department of Environmental Conservation (DEC) permits and approvals regarding bulk fuel storage, and show any required mitigation on the proposed site plan. The Board also encouraged the Town to require confirmation of wetland locations and related stream channels on site. Per the referral, the permit for a contractor's service yard was approved. The Board previously reviewed special permit referrals (Z-24-9, Z-24-80) to allow a "recycling bulk processing facility" (concrete batch plant). The Board advised the Town to ensure the applicant has confirmed wetlands, all DEC permits and approvals have been obtained, encouraging stringent stormwater management plans given the proposal included industrial truck washing on site in close proximity to protected watercourses, and encouraging the Town to ensure all noise standards are adhered to. Site plan and special permit referrals (Z-22-192, Z-22-193) to construct and operate a contractor's service yard.
Location:	The site is located along Wetzel Road, a county road, in the Woodard Industrial Park; surrounding land uses are a mix of industrial and commercial structures, a utility line, and vacant forested land. Residential land uses are located to the east and west, approximately 0.5-1 mile from the parcel, across Morgan Road and Hilltop Clay Boulevard.
Access:	The site's sole road access is from Goguen Drive, a town-owned road which connects to Wetzel Road, a county highway. No changes are proposed.
Existing Site Layout:	The 6.2-acre parcel currently contains a newly laid contractor's service yard with vegetation cleared and replaced with recycled concrete surface over much of the site, two large stormwater management basins, and a drainage culvert area.
Proposed Site Layout:	Per the referral, the only changes proposed to the existing site layout include additional lighting and the addition of a fuel tank. Per the Site Layout Plan dated 2/12/26, a proposed 1,000 gallon fuel tank with bollard protection will be installed on a concrete pad to be located in the northwest corner of the site, near the driveway to Goguen Drive. The Site Layout Plan also shows an additional 15' x 30' concrete pad to be utilized for "empty fuel tank storage (all empty tanks to be double walled)". From the plan, it appears all storage of equipment and materials will be limited to the northern portion of the site near the road. The rear area is noted as equipment and material storage for tenants with the note that no aggregated stock piles will be located near the stream that crosses the middle of the site.
(cont'd):	Changes from the previous referral are difficult to discern as neither the current nor previous referral included changes to the physical layout of the site and the storage tanks were not depicted on the plans of the previous referral.
(cont'd):	Per the Environmental Assessment Form (EAF) dated 11/26/24 (the same as submitted with the previous referral), the applicant is seeking a special permit to "allow for a 1,000 gallon UL 142 Double Wall fuel tank for fueling of dump trucks".

and heavy equipment owned and operated by Industry Standard USA. The would also be to allow for smaller fuel tanks to be stored empty on site between jobs. The 1,000 gallon fuel tank would be the only fuel tank being utilized to fuel on site but there would be other tanks on site when they are not being at the a job site”.

Stormwater: Per the Environmental Assessment Form (EAF), 0.1 acres of the site will be disturbed by the proposed project and the proposed action will not produce additional stormwater runoff. No further details regarding stormwater management were provided.

Other: Per the EAF “Heavy equipment during construction may produce intermittent levels above ambient.” No further discussion of noise was included with the materials.

Other: Per the referral notice, the site is located in a Town of Clay drinking water service area and in the Wetzel Road Wastewater Treatment Plant service area and changes to the current infrastructure are proposed. Per the EAF, the project does not use or create a demand for water or generate liquid waste.

Wetlands: GIS mapping shows a riverine federal wetland (Class C stream) crossing the site. The NYSDEC informational wetland GIS layer shows potential NYS jurisdictional wetlands occurring in the area of the Class C stream and along the site’s wetland boundary.

The federally regulated Class C stream is depicted crossing the site on the Layout Plan, but any NYS wetlands or the boundary of the Class C stream is not depicted. Per Notes on the Site Layout Plan, there are no NYS wetlands or within 100’ of the site, but information regarding the date of that information or information regarding recent wetland delineations are not provided.

The EAF only notes the presence of a Class C Stream (899-10), connecting to federal waters, an off-site wetland pond area off site to the east.

ADVISORY NOTE: Wetland regulations require the applicant to contact the 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 wetland buffer on the site. All confirmed wetlands should be shown on the project 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: Per EAF Mapper, 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.

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.

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



Z-26-47



LOCATION PLAN
Scale: 1" = 2000'

WEST SENECA TURNPIKE

CASTLEBAR CIRCLE

LOT 102
AREA = 4.82± ACRES

LOT 100
AREA = 11.02± ACRES

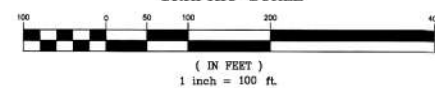
LOT 101
AREA = 16.67± ACRES

CLEVELAND ROAD
HUNTINGTON ROAD, FORMERLY

LEGEND:

- LS Indicates light stand
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates bollard
- Indicates sign
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- CATV Indicates underground television cable & box
- Indicates boundary line
- Indicates adjacent parcel line
- Indicates old/original parcel line
- Indicates easement line
- Indicates centerline road

GRAPHIC SCALE



NOTES:

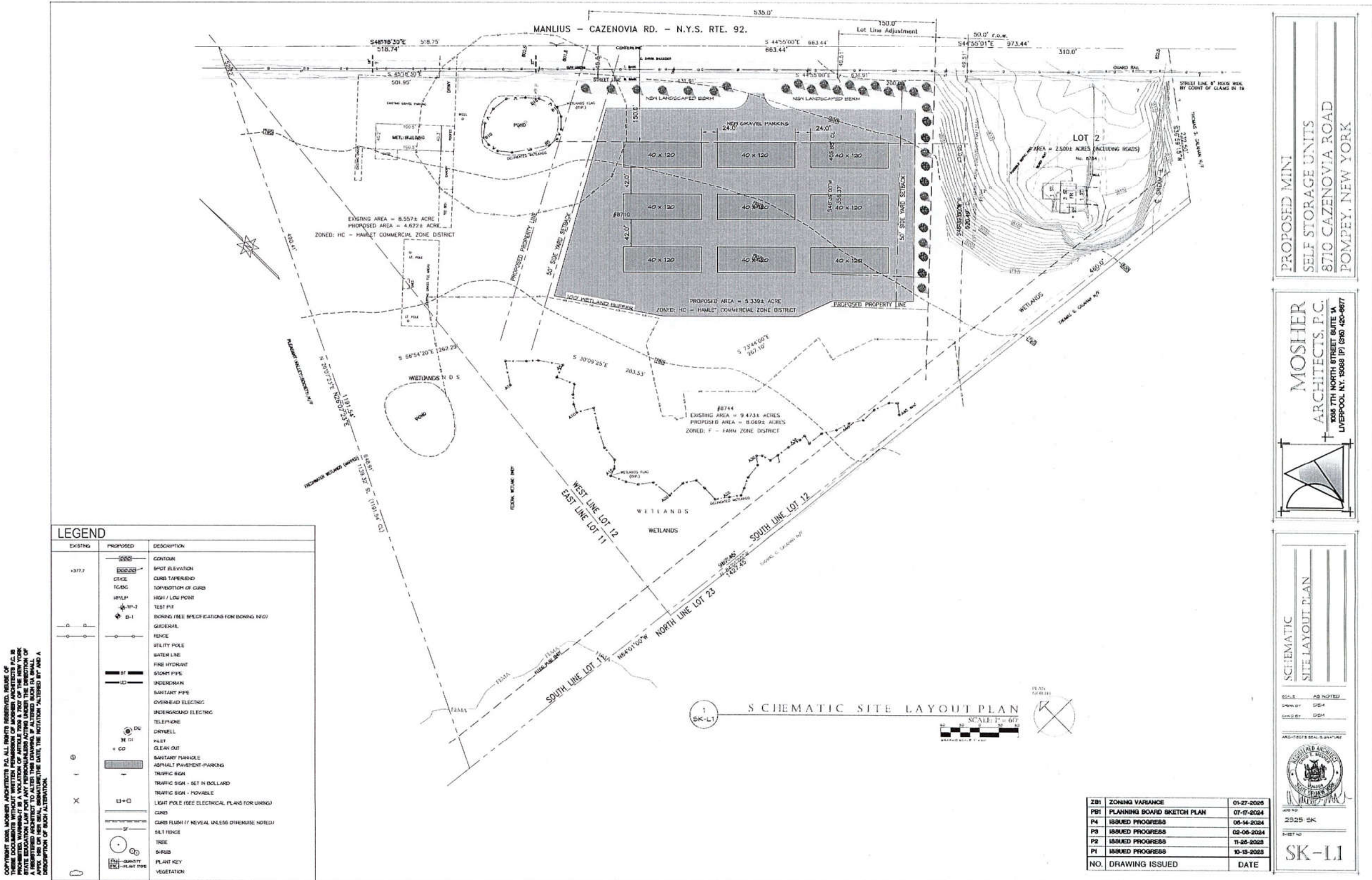
Total area: 35.52± acres.
Present Zone: R-1 Residential District & OHB Onondaga Hill Business District
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) Zone "AE" (Base Flood Elevations determined.) and Zone "AO" (Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 360588 218 and 331 F, Effective date: November 4, 2016.
Tax Map Nos. 29.-5-11

BULK REGULATIONS		
PRESENT ZONE:	REQUIRED PER CODE	REQUESTED
Minimum Lot Width	100 feet	29.6 FEET
Maximum Lot Coverage	25%	
Minimum Front Yard Setback	35 feet	
Minimum Side Yard Setback	20 feet	
Minimum Rear Yard Setback	50 feet	
Maximum Height of Structure	35 feet	
Minimum Lot Area	30,000 sq.ft.	

Subject to any statement of facts as accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a dated and signed surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS		VARIANCE MAP	
		WOODLAND HILLS	
		PART OF FARM LOT No. 119	
		TOWN OF ONONDAGA	
		ONONDAGA COUNTY, NEW YORK	
		IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	
		DATE: OCTOBER 13, 2025	SHEET No.
		SCALE: 1" = 100'	
		FILE No.: 4035.001	F.B. No. 1734





Z-26-56

ZONING ANALYSIS TABLE			
ZONING DISTRICT	C-2, COMMERCIAL DISTRICT		
SITE USE	EXISTING RESTAURANT		
REQUIRED PERMIT	TOWN OF CAMILLUS PLANNING BOARD - SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	±46,174 SF	NO CHANGE (65,757 SF LEASE AREA)
MIN. LOT WIDTH	75 FT.	215 FT.	NO CHANGE
MIN. FRONT SETBACK	50.0 FT.	±42.9 FT.	73.9 FT. (TO R.O.W. LINE)
MIN. SIDE SETBACK	0 FT.	N/A	12.3 FT. (TO LEASE LINE)
MIN. REAR SETBACK	20 FT.	N/A	21.1 FT. (TO LEASE LINE)
MAX. BUILDING HEIGHT	N/S	N/S	±22.0 FT.
MAXIMUM IMPERVIOUS %	90%	83% (±46,770 SF)*	81% (±45,127 SF)*
PARKING STALL SIZE MIN.	10 FT x 18.0 FT.	10.0 FT x 18.0 FT.	10 FT x 18.0 FT.
MINIMUM DRIVE AISLE	24.0 FT.	24.0 FT.	25.0 FT.
ACCESS PARKING STALLS	3 SPACES	3 SPACES	3 SPACES
REQUIRED PARKING STALLS	92 SPACES	61 SPACES (E)	70 SPACES (66 SPACES + 4 SHARED) (V)
REQUIRED LOADING AREAS	1 SPACE	N/S	1 SPACE
PARKING STALL CRITERIA	USE/CATEGORY: RESTAURANT WITH DRIVE THRU REQUIRED PARKING: 1 SPACE PER 60 SF OF FLOOR AREA CALCULATION: (5,483 SF / 60 SF = 91.4 = 92 SPACES		

*WITHIN PROPOSED LEASE AREA

SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW
1B PAINTED HANDICAP PARKING SYMBOL
2A DRIVE-THRU GRAPHICS
2B STOP BAR GRAPHIC
3 CROSSWALK MARKINGS
4 MULTI-LANE DIRECTIONAL GRAPHICS
5 STANDARD OR HANDICAP PARKING STALL PER CODE
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
(NOT USED) 5C 4" SKIP DASH YELLOW STRIPING
(NOT USED) 6 SOLID PLASTIC WHEEL STOP
7 BOLLARD MOUNTED SIGN
(NOT USED) 8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)
(NOT USED) 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK)
(NOT USED) 10 RETURNED CURB HANDICAP RAMP
11 SIDEWALK ACCESSIBLE RAMP
(NOT USED) 12 DETECTABLE WARNING DEVICE
13 TYPICAL ADA RAMP & HANDRAIL
14 CONCRETE SIDEWALK
(NOT USED) 15 CONCRETE SIDEWALK w/ CURB & GUTTER
(NOT USED) 16 ENTRY DOOR FROST SLAB DETAIL
17 CONCRETE BOLLARD
18 CONCRETE CURB & GUTTER
(NOT USED) 19A SPILLING CURB & GUTTER
(NOT USED) 19B CATCHING CURB & GUTTER
(NOT USED) 19C DEPRESSED SPILLING CURB & GUTTER
(NOT USED) 19D DEPRESSED CATCHING CURB & GUTTER
(NOT USED) 19E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
(NOT USED) 19F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
(NOT USED) 19G MOUNTABLE CURB & GUTTER
(NOT USED) 20 LANDSCAPE & IRRIGATION PROTECTOR
21 TYPICAL HMA PAVEMENT SECTION
(NOT USED) 22 BUFF JOINT
23 CONCRETE PAVEMENT DRIVE-THRU LANE
24 CONCRETE APRON AT TRASH ENCLOSURE
25 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
(NOT USED) 26 CONCRETE PAVEMENT SECTIONS
(NOT USED) 27 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
(NOT USED) 28 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
(NOT USED) 29 CONTRACTION JOINT
(NOT USED) 30 KEYED CONTRACTION JOINT
(NOT USED) 31 LONGITUDINAL BUFF JOINT
(NOT USED) 32 EXPANSION JOINT
33 DRIVE-THRU PLAN - FLUSH WITH FFE
(NOT USED) 34 DRIVE-THRU ISOMETRIC
35 DRIVE-THRU ORDER POINT ISLAND
(NOT USED) 36 MENU BOARD LOOP DETECTION SYSTEM
37 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
38 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
39 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
40 CLEAN-OUT (OUTSIDE OF BUILDING)
41 THICKENED PAVEMENT @ STRUCTURES
42 STORM STRUCTURE WEEP HOLE DETAILS
43 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
44 BUILDING DOWNSPOUT CONNECTION
45 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
46 GREASE TRAP
47 PROPOSED TRANSFORMER
(NOT USED) 48 BIKE RACK
49 LANDSCAPED AREA
50 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
(NOT USED) 51 CONCRETE PAD FOR OPTIONAL GASH STATION
52 FREE-STANDING ORDER POINT CANOPY
53 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

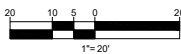
SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
R7-8, 12" X 18" (TYP.)
B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)
6" X 12" (TYP.)
C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)
R7-5P, 6" X 12" (TYP.)
D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)
R5-1, 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE)
R1-1, 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA MONUMENT OR PYLON SIGN
I DIGITAL DRIVE-THRU MENU BOARDS



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

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CHICK-FIL-A
CAMILLUS (NY) FSU
5315 WEST GENESEE STREET
CAMILLUS, NY 13031
ONONDAGA COUNTY

FSU#06238

BUILDING TYPE / SIZE: P14-LE BASE
RELEASE:

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # NYB250099
PRINTED FOR
DATE 02/05/2026
DRAWN BY HTW
CHECKED BY RLB
Information contained on this drawing and in all digital files
produced for above named project may not be reproduced in
any manner without express written or verbal consent from
authorized project representatives.
SHEET
SITE PLAN

SHEET NUMBER

C-200

C:\BOHLER\CAD_USER\DATA\TEMP\ACAD\BLSH_17338P-CFL_PROP-NYB250099-0614-LAYOUT-C200-SITE PLAN

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
WORK. SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND
SPECIAL CONDITIONS, SPECIFICATIONS, AND SUPPLEMENTAL NOTES.

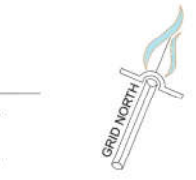
DATUM
U.S. SURVEY FEET
NAD 83 (2011)
HORIZONTAL: NAD 83 (2011)
VERTICAL: NAVD 83 (2011)
SURVEY PROJECT #5727.01
TAUNTON FIRE DEPARTMENT
COUNTY OF ONONDAGA
STATE OF NEW YORK
FIELD WORK COMPLETED 07/19/2022
DRAWING LAST REVISED 01/16/2026

- MAP REFERENCES
1. TOWN MAP FOR ONONDAGA BLVD. C.R. NO. 346 MAP NO. 33
ENTITLED: MAP OF LAND ACQUIRED FOR HIGHWAY PURPOSES
BY ONONDAGA COUNTY FROM TAUNTON FIRE DEPT.
INCORPORATED, DATED JANUARY 1991
 2. MAP ENTITLED "3400 ONONDAGA BOULEVARD PART OF
FARM LOT NO. 71, TOWN OF ONONDAGA, ONONDAGA COUNTY,
NEW YORK BY JAMES J. KIMMEL AND SURVING, P.C.
DATED OCTOBER 20, 1989
 3. MAPS OF LANDS ACQUIRED FOR HIGHWAY PURPOSES BY
ONONDAGA COUNTY FOR SYRACUSE-CECIVILLE ROAD,
C.R. NO. 39 (FAY ROAD)
 4. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP NUMBER 100020167, EFFECTIVE
NOVEMBER 4, 2016

- LEGEND
- PROPERTY HIGHWAY FEE
 - PROPERTY NMPC PROPOSED ACQUISITION
 - LINE TO BE ADJUSTED
 - PROPOSED NMPC EASEMENT
 - PROPERTY LINES ADJOINER
 - EASEMENTS NON NMPC
 - FEMA FLOOD BOUNDARY
 - FEMA FLOOD CENTERLINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - EDGE OF CONCRETE
 - SIDEWALK
 - ROAD CENTERLINE
 - ROAD STRIPPING
 - BUILDING
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - RECORD GAS LINE
 - UNDERGROUND WATER LINE
 - RECORD WATER LINE
 - PROPOSED UNDERGROUND GAS LINE
 - PROPOSED UNDERGROUND GAS CENTERLINE
 - GUY WIRE
 - EDGE OF WOODS
 - EDGE OF BRUSH
 - DECIDUOUS TREE
 - SHRUB
 - CATCH BASIN
 - SANITARY MANHOLE
 - CAPPED ROD
 - IRON PIPE
 - WOODEN DISTRIBUTION POLE

004.-06-35.3
LANDS N/F
PHILIP R. WEGMAN
B: 4810 P: 657
ZONING DISTRICT: R-1

HORIZONTAL SCALE: 1"=40'



004.-06-48
LANDS N/F
IRENE M. SOBIECKI, ET. AL.
B: 4182 P: 550
ZONING DISTRICT: R-1

004.-06-47
LANDS N/F
DONNA J. MULLEN
B: 4123 P: 167
ZONING DISTRICT: R-1

GRANTOR: TAUNTON FIRE DEPARTMENT
GRANTEE: COUNTY OF ONONDAGA
RECORDING REFERENCE: B-22546, P-37
(30' SANITARY RIGHT OF WAY EASEMENT)

004.-06-46
LANDS N/F
STELLA L. JENNIS, ET. AL.
B: 4926 P: 889
ZONING DISTRICT: R-1

004.-06-45
LANDS N/F
ERIK J. SWANSON
B: 4999 P: 157
ZONING DISTRICT: R-1

004.-06-44
LANDS N/F
GEORGIO RIVERA &
JENNIFER MCQUEEN
INST. # 2022-00021565
ZONING DISTRICT: R-1

004.-06-43
LANDS N/F
JUSTIN T. DWYER
B: 5384 P: 131
ZONING DISTRICT: R-1

004.-06-42
LANDS N/F
DAVID BADEN &
TERESA ACARO
INST. # 2018-00057514
ZONING DISTRICT: R-1

004.-06-51
LANDS N/F
DAVID S. BRANCA
B: 5335 P: 68
ZONING DISTRICT: R-1

004.-06-52
LANDS N/F
SALVATORE CASSANETI
B: 3676 P: 263
ZONING DISTRICT: R-1

004.-06-53.1
LANDS N/F
LORENZO PIZZA EMPIRE CORP.
B: 3133 P: 257
ZONING DISTRICT: NS

GRANTOR: ROSSER O. BAKER
GRANTEE: COUNTY OF ONONDAGA
RECORDING REFERENCE: B-2462, P-238
(20' SANITARY RIGHT OF WAY EASEMENT)

004.-06-54
LANDS N/F
NIAGARA MOHAWK
POWER CORPORATION
B: 1553 P: 447
AREA=0.338+- ACRES
ZONING DISTRICT: R-1
(AREA "B")

GRANTOR: ALFRED N. & JENNIE L. FAY
GRANTEE: SYRACUSE LIGHTING CO.
RECORDING REFERENCE: B-700, P-193
(WIDTH NOT SPECIFIED)

GRANTOR: ALFRED N. & JENNIE L. FAY
GRANTEE: NIAGARA MOHAWK
POWER CORPORATION
RECORDING REFERENCE: B-1553, P-447
(TRIMMING RIGHTS 10')
EITHER SIDE OF CENTERLINE

GRANTOR: TAUNTON VOLUNTEER FIRE DEPARTMENT
GRANTEE: E.J. WEGMAN & SON DEVELOPMENT CORP.
RECORDING REFERENCE: B-3141, P-323
(20' SANITARY EASEMENT)

004.-06-35.3
LANDS N/F
PHILIP R. WEGMAN
B: 4810 P: 657
ZONING DISTRICT: R-1

GRANTOR: TAUNTON FIRE DEPARTMENT, INC.
GRANTEE: NIAGARA MOHAWK POWER CORPORATION & VERIZON
RECORDING REFERENCE: B-4846, P-876
(GUY WIRE INSTALLATION WITH 48" TRIMMING RIGHTS)

POC COMBINED NMPC PARCEL
POB REMAINING TAUNTON FIRE DEPARTMENT PARCEL

005.-01-04
LANDS N/F
JENNIFER CASSELLA
B: 5345 P: 191
ZONING DISTRICT: R-1

005.-01-28.1
LANDS N/F
VALERIE TARASEVICH
B: 5044 P: 667
ZONING DISTRICT: R-1

005.-01-28.2
LANDS N/F
VALERIE TARASEVICH
B: 5044 P: 667
ZONING DISTRICT: R-1

PROPOSED
FEE ACQUISITION
TO BE CONVEYED TO
NIAGARA MOHAWK
POWER CORPORATION
AREA=0.158 ACRES
AREA= 6892.5 SQ FT
(AREA "C")

PROPOSED GAS LINE AS PER
DRAWING NUMBER NY-4.2-01-89002-001
PROVIDED BY NATIONAL GRID, 1-14-2025

004.-07-1.2
LANDS N/F
MERZIG SYRACUSE LLC
B: 5012 P: 282
ZONING DISTRICT: P-E

- NOTES
1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON
UTILITY EVIDENCE, UNLESS AT GROUND SURFACE AND
RECORD DRAWINGS ARE SUBJECT TO FIELD
VERIFICATION BY EDUCATION UTILITIES SHOWN DO NOT
PLANS NOT TO CONSTITUTE OR REPRESENT ALL UTILITIES
LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES
 2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE
PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC
PURPOSE AND USE. THEREFORE, THEY ARE NOT INTENDED
TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE
ERECTOR OF FENCES, ADDITIONAL STRUCTURES OR ANY
OTHER IMPROVEMENTS
 3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED
OR UNRECORDED ARE NOT GUARANTEED UNLESS
PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE
SURVEY
 4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND
RESTRICTIONS OF RECORD
 5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT
OF TITLE WOULD DISCLOSE
 6. ZONING INFORMATION GATHERED FROM MAP ENTITLED
"TOWN OF ONONDAGA ZONING DISTRICTS", REVISED
OCTOBER 6, 2021 BY CAS COMPANIES
 7. THE CREATION OF "AREA C" IS FOR CONVEYANCE PURPOSES
ONLY AND USES OF SHALL BE COMBINED WITH THE
ADJACENT PARCEL LABELED AS "AREA B". TAX MAP NO. 004-
06-54 CURRENTLY OWNED BY NIAGARA MOHAWK POWER
CORPORATION (NMPC). A RECOMMENDED DEED WILL BE FILED
WITH THE ONONDAGA COUNTY CLERK'S OFFICE AFTER
SUBMISSION APPROVAL, AND THE APPROVAL OF THIS
SUBMISSION IS CONDITIONED UPON SAID DEED BEING
DULY FILED AT THE ONONDAGA COUNTY CLERK'S OFFICE.

TOWN OF ONONDAGA PLANNING BOARD APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

OWNER TAX PARCEL: 004-06-06.0
TAUNTON FIRE DEPT INC
4300 ONONDAGA BLVD. SYRACUSE,
NY 13219-3030

OWNER TAX PARCEL: 004-06-56.0
NIAGARA MOHAWK POWER
CORPORATION
300 ERIE BLVD W. SYRACUSE, NY
13202-4071



- COMBINED NMPC FEE PARCEL
- ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF ONONDAGA, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 71 AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
- COMMENCING AT THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF LORENZO PIZZA EMPIRE CORPORATION, A NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF TAUNTON FIRE DEPARTMENT INC. AND THE SOUTHWESTERN HIGHWAY BOUNDARY OF ONONDAGA BOULEVARD, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED HIGHWAY SOUTH 57° 00' 00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED HIGHWAY THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 80° 00' 00" EAST A DISTANCE OF 64.00 FEET TO A POINT;
 2. SOUTH 80° 00' 00" EAST A DISTANCE OF 40.00 FEET TO A POINT;
 3. SOUTH 80° 00' 00" EAST A DISTANCE OF 30.00 FEET TO A POINT;
 4. SOUTH 80° 00' 00" EAST A DISTANCE OF 25.00 FEET TO A POINT;
- THENCE THROUGH THE LANDS OF TAUNTON FIRE DEPARTMENT INC. THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 80° 00' 00" WEST A DISTANCE OF 20.36 FEET TO A POINT;
 2. SOUTH 84° 22' 22" WEST A DISTANCE OF 36.82 FEET TO A POINT;
 3. NORTH 15° 00' 00" WEST A DISTANCE OF 86.00 FEET TO A POINT;
 4. NORTH 80° 00' 00" WEST A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.496 ACRES OF LAND, MORE OR LESS.

- REMAINING TAUNTON FIRE DEPARTMENT PARCEL
- ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF ONONDAGA, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 71 AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF LORENZO PIZZA EMPIRE CORPORATION, A NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF TAUNTON FIRE DEPARTMENT INC. AND THE SOUTHWESTERN HIGHWAY BOUNDARY OF ONONDAGA BOULEVARD, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED HIGHWAY SOUTH 57° 00' 00" EAST A DISTANCE OF 25.00 FEET TO A POINT AT THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF NIAGARA MOHAWK POWER CORPORATION;
- THENCE ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED HIGHWAY THE FOLLOWING TWO (2) COURSES:
1. SOUTH 80° 00' 00" EAST A DISTANCE OF 100.00 FEET TO A POINT;
 2. SOUTH 80° 00' 00" EAST A DISTANCE OF 100.00 FEET TO A POINT AT THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OF NIAGARA MOHAWK POWER CORPORATION;
- THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LANDS SOUTH 01° 20' 00" EAST A DISTANCE OF 40.00 FEET TO A POINT AT THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OF PHILIP R. WEGMAN;
- THENCE ALONG THE LANDS OF WEGMAN FOLLOWING TWO (2) COURSES:
1. SOUTH 80° 00' 00" WEST A DISTANCE OF 66.78 FEET TO A POINT;
 2. NORTH 22° 37' 02" WEST A DISTANCE OF 100.00 FEET TO A POINT AT THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OF DAVID BADEN & TERESA ACARO;

THENCE ALONG THE LANDS OF BADEN & ACARO NORTH 00° 00' 00" EAST A DISTANCE OF 100.00 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF THE AFOREMENTIONED LANDS;

THENCE NORTHERLY ALONG THE EASTERN LINE OF THE AFOREMENTIONED LANDS AS WELL AS LANDS NOW OR FORMERLY OF JUSTIN T. DWYER, LANDS NOW OR FORMERLY OF GEORGIO RIVERA & JENNIFER MCQUEEN, LANDS NOW OR FORMERLY OF STELLA L. JENNIS NORTH 22° 37' 02" WEST A DISTANCE OF 420.00 FEET TO A POINT AT THE NORTHEASTERN CORNER OF THE LANDS OF BADEN & ACARO;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF JENNIS SOUTH 00° 00' 00" WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE EASTERN LINE OF ABBE DRIVE;

THENCE NORTHERLY ALONG THE EASTERN LINE OF ABBE DRIVE NORTH 22° 37' 02" WEST A DISTANCE OF 25.00 FEET TO AN IRON PIPE AT THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OF DONNA J. MULLEN;

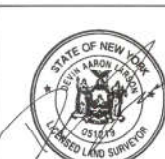
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE LANDS OF MULLEN NORTH 00° 00' 00" EAST A DISTANCE OF 200.00 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF THE AFOREMENTIONED LANDS;

THENCE NORTHERLY ALONG THE EASTERN LINE OF THE LANDS OF MULLEN AS WELL AS LANDS NOW OR FORMERLY OF PHILIP R. WEGMAN, ET. AL. NORTH 22° 37' 02" WEST A DISTANCE OF 160.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF DAVID S. BRANCA;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE LANDS OF BRANCA, AS WELL AS THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF SALVATORE CASSANETI, AND THE LANDS OF LORENZO PIZZA EMPIRE CORPORATION NORTH 00° 00' 00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.496 ACRES OF LAND, MORE OR LESS.

ACREAGE TABLE

EXISTING LANDS OF TAUNTON FIRE DEPT. INC. (AREA "A")	9.101 ACRES
EXISTING LANDS OF NIAGARA MOHAWK POWER CORPORATION (AREA "B")	0.338 ACRES
ACQUIRED LANDS OF TAUNTON FIRE DEPT. INC. (AREA "C")	0.158 ACRES
PROPOSED LANDS OF NIAGARA MOHAWK POWER CORPORATION	0.496 ACRES
REMAINING LANDS OF TAUNTON FIRE DEPT. INC.	8.943 ACRES



Colliers
Engineering & Design

DEVIN A. LARSON
NEW YORK LICENSED
LAND SURVEYOR - LICENSE NUMBER 001219

UNLAWFUL ALTERATION OR ADDITION TO A
SURVEY MAP, EXCEPT AS AUTHORIZED BY THE
STATE OF NEW YORK, IS A VIOLATION OF THE
LAND SURVEYING LAW AND IS A CRIMINAL OFFENSE.

ONLY COMES FROM THE ORIGINAL OF THIS SURVEY
MAP. ANY OTHER COPIES, REPRODUCTIONS, OR
ALTERATIONS OF THIS MAP, SHALL BE CONSIDERED TO BE VOID.

TAUNTON FIRE DEPARTMENT "SUBDIVISION"	01/16/2026	1
LANDS OF TAUNTON FIRE DEPT INC.	4.1-01-N49	2
AND NIAGARA MOHAWK POWER CORPORATION	89000	3
TOWN OF ONONDAGA, ONONDAGA COUNTY, STATE OF NY	SURVEY #5727-01	4
	ACCOUNT NUMBER	5
	APPROVED	6
	DATE	

S-26-4

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
8233 PARK RIDGE PATH	067-11-01.1	4.52 ± ACRES	O-2

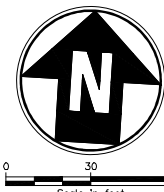
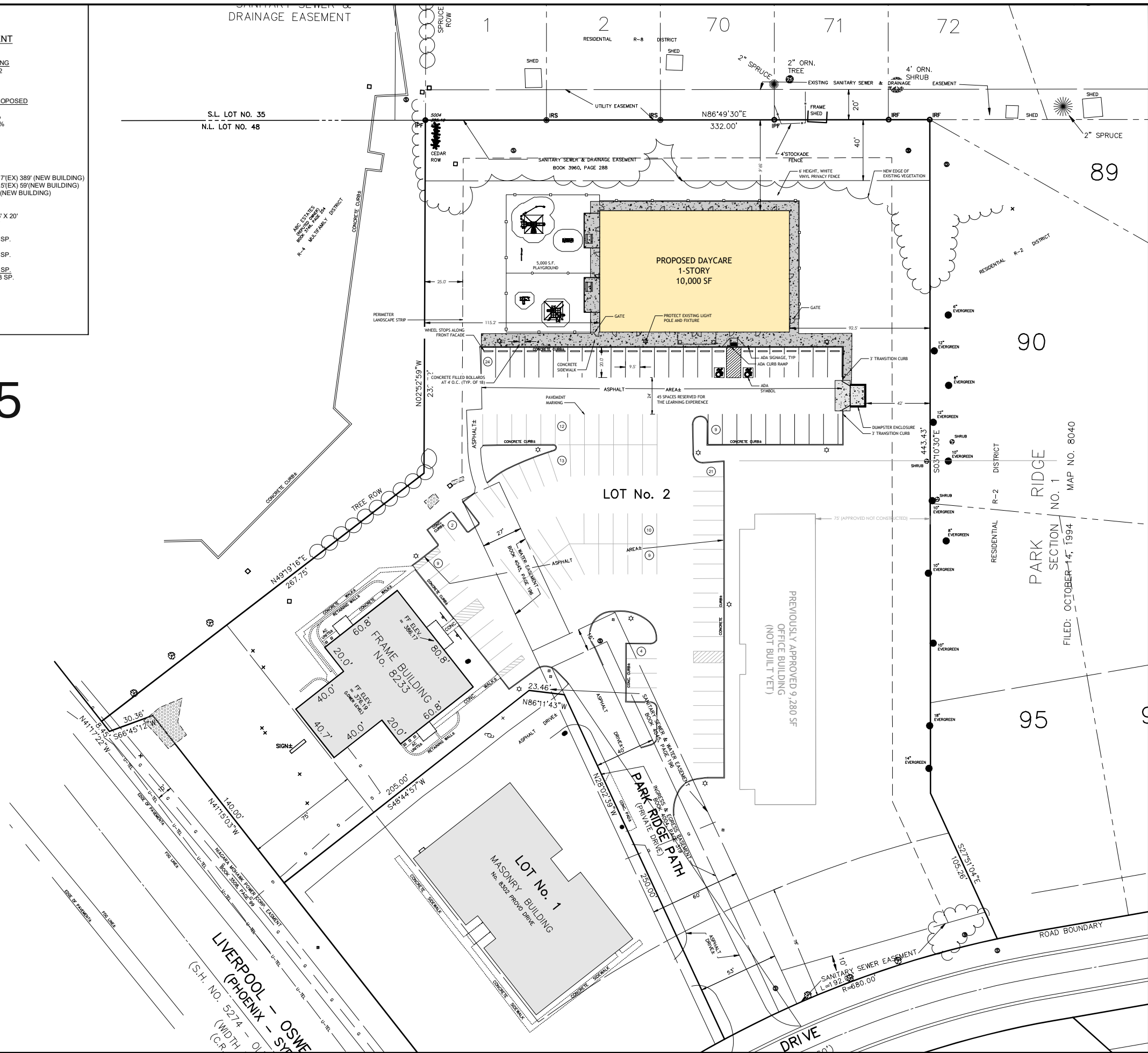
ZONING: OFFICE (O-2)

	CODE (O-2)	EXISTING	PROPOSED
LOT COVERAGE			
MAX BUILDING COVERAGE:	30%	3%	8%
MAXIMUM IMPERVIOUS COVERAGE:	70%	30%	38%
HEIGHT AND NUMBER OF STORIES:			
BUILDING HEIGHT:	30'		
NUMBER OF STORIES:	2 MAX.	1	1
SETBACKS MINIMUM:			
FRONT	35'	76.7'	76.7'(EX) 389' (NEW BUILDING)
SIDE (25' MIN)	50' MIN.	24.5/75'	24.5'(EX) 89'(NEW BUILDING)
REAR (50')	75'	301'	92'(NEW BUILDING)
PARKING			
PARKING SPACE SIZE:	9.5' X 20'	9.5' X 20'	9.5' X 20'
DRIVE AISLE WIDTH:	20'	24'	24'
EXISTING BUILDING (OFFICE, CLIENT BASED)	(4 SP./1,000SF) x 6,500 SF	26 SP.	30 SP.
PREVIOUSLY APPROVED BUILDING (OFFICE, CLIENT BASED)	(4 SP./1,000SF) x 9,280 SF	38 SP.	38 SP.
PROPOSED DAY CARE (OFFICE, CLIENT BASED)	(4 SP./1,000SF) x 10,000 SF	40 SP.	45 SP.
TOTAL	104 SP.	113 SP.	113 SP.

NOTES:

- 15' PERIMETER LANDSCAPE STRIP REQUIRED
- 25' ADDITIONAL SETBACK WHERE ABUTTING RESIDENTIAL.

Z-26-44, 45



J. ALBERICI & SONS
8233 PARK RIDGE PATH
LIVERPOOL, NY

THE LEARNING EXPERIENCE
8233 PARK RIDGE PATH
LIVERPOOL, NY 13090

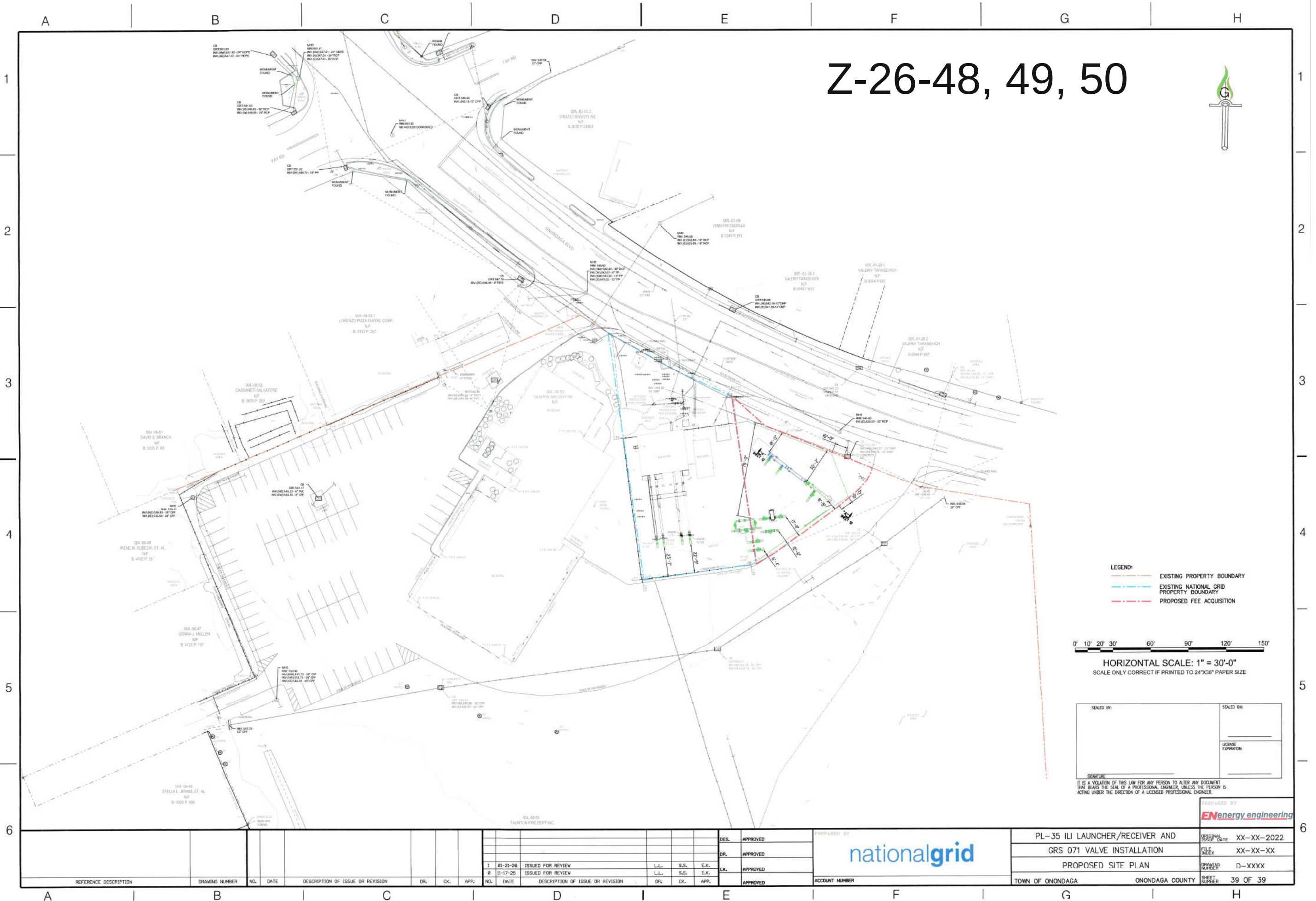
No.	Submittal / Revision	Appr	By	Date

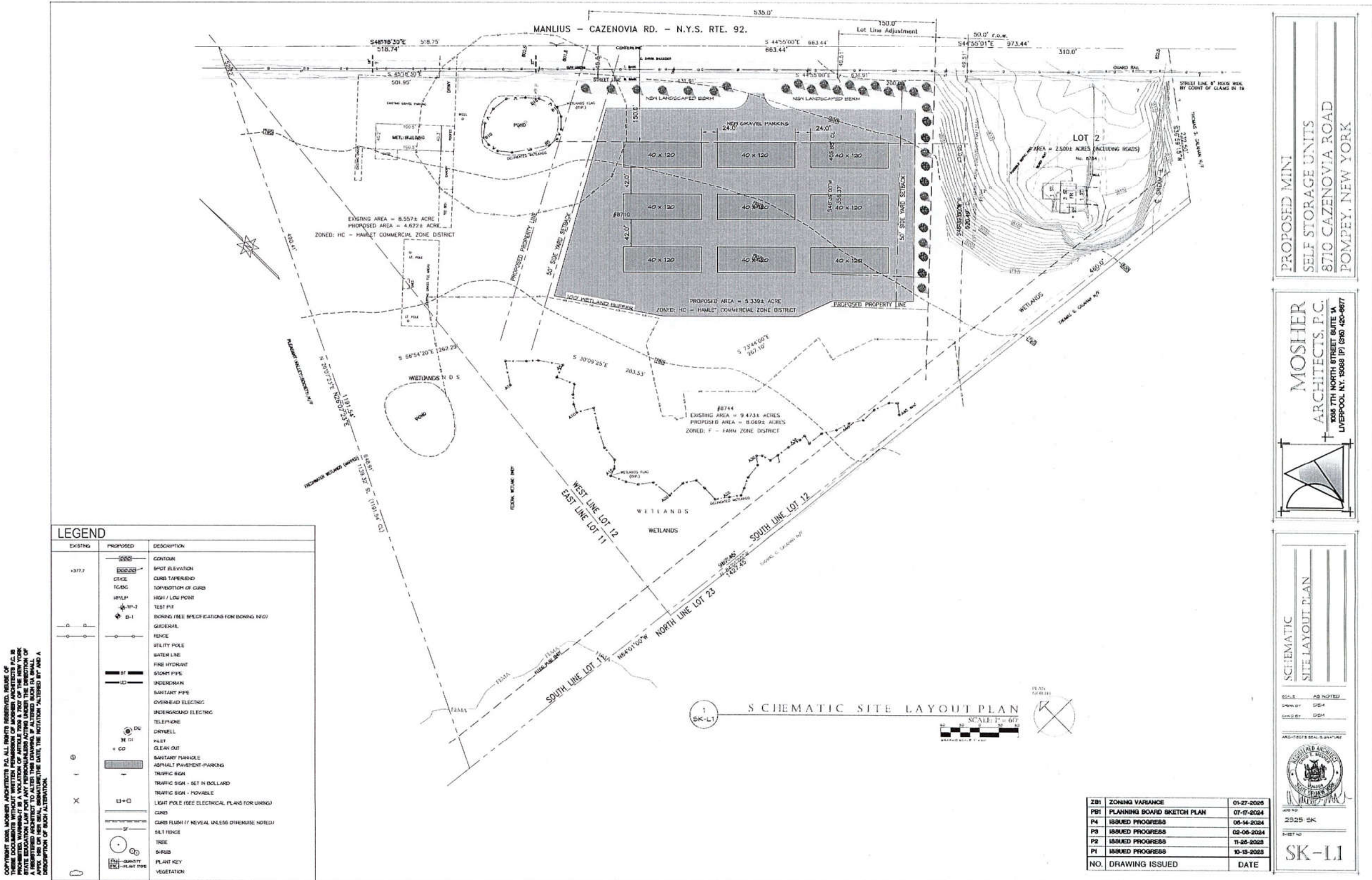
SITE LAYOUT PLAN

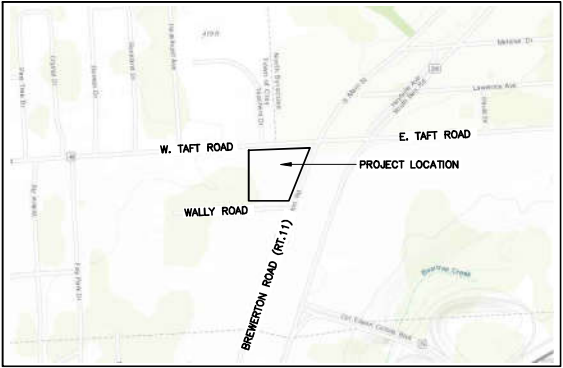
Designed By: EG	Drawn By: EG	Checked By: BGH
Issue Date: 2/11/26	Project No.: 100981	Scale: AS SHOWN

Drawing No.:

C-101







SITE CRITERIA CHECKLIST		
PROJECT SITE INFORMATION		
ADDRESS	SW CORNER OF W. TAFT RD. & BREWERTON RD. (ROUTE 11)	
TAX MAP ID NO.	117-10-26.0	
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY BY C.T. MALE ASSOCIATES, P.C.	
TOTAL SITE AREA	±4.27 ACRES	
LAND USE	HIGH TRAFFIC FOOD AND BEVERAGE	
BUILDING SIZE	12,000 SF ± (EXISTING RITE AID) 2,060 SF ± (EXISTING CAFE KUBAL) 2,660 SF ± (PROPOSED DRIVE-THRU RESTAURANT)	
ZONING INFORMATION		
ZONING DISTRICT	REQUIRED	PROVIDED
	RC-1 - REGIONAL COMMERCIAL	HIGHWAY OVERLAY TYPE B
MAX. BUILDING HEIGHT	35'	26' ± (EXISTING)
MIN. LOT AREA	5 ACRES	4.71 AC TOTAL
MIN. STREET FRONTAGE	200'	977' ±
MIN. LOT DEPTH	200'	236' MIN.
LOT COVERAGE	75%	59.3%
FRONT YARD SETBACKS:	REGIONAL COMMERCIAL (RC-1)	
PRINCIPAL STRUCTURE	100' MIN.	103.3' MIN. ±
	TYPE B HIGHWAY (W. TAFT RD. & ROUTE 11)	
PRINCIPAL STRUCTURE	140' MIN.	154.8' MIN. ±
ACCESSORY STRUCTURE	90' MIN.	N/A
PARKING AREA	70' MIN.	70'
SIDE YARD SETBACK	75' MIN.	36.4' (EXISTING)
REAR YARD SETBACK	75' MIN.	N/A
LANDSCAPE STRIP	30' MIN. (50' WHERE ADJACENT TO RES. USE)	19.7' MIN. (EXISTING)
PARKING SPACES:		
RESTAURANT: 1,883 SF	15/1,000 SF = 28 SP	EX. COFFEE SHOP
RESTAURANT: 2,400 SF	15/1,000 SF = 36 SP	PR. REST. W/ PICKUP WIND.
RESTAURANT: 2,500 SF	15/1,000 SF = 38 SP	PR. RESTAURANT
RESTAURANT: 3,600 SF	15/1,000 SF = 54 SP	PR. REST. W/ PATIO
COMMERCIAL: 2,500 SF	6/1,000 SF = 15 SP	PR. COMMERCIAL
RESTAURANT: 3,500 SF	15/1,000 SF = 53 SP	PR. RESTAURANT
BANK: 2,500 SF	5/1,000 SF = 13 SP	PR. BANK W/ DRIVE THRU
TOTAL PARKING	237 SPACES REQUIRED	195 SPACES PROVIDED
PARKING DIMENSIONS		
PARKING AISLE WIDTH	9 1/2' x 20'	9 1/2' x 20'
	20' MIN.	24' - 26' (VARIES)
AREA VARIANCES NEEDED:		
1. 38.6' RELIEF FROM SIDE YARD SETBACK (EXISTING CONDITION)		
2. 10.3' RELIEF FROM 30' LANDSCAPE STRIP (EXISTING CONDITION)		
3. 4.2' RELIEF FROM 50' LANDSCAPE BUFFER (PROPOSED CONDITION)		
4. 42 PARKING SPACE RELIEF FROM 205 REQUIRED BY CODE (PROPOSED CONDITION)		
OTHER NOTES:		
HIGHWAY OVERLAY ZONE (COUNTY ROUTE AND STATE ROUTE 11, TYPE B) §230-19		
SUBDIVISION/CONSOLIDATION REQUIRED		
TOWN BOARD SPECIAL PERMIT REQUIRED		
PROPOSED ZONE CHANGE APPLICATION (ORIGINALLY SUBMITTED ON 02/20/2026)		

ZONING PLAN LEGEND	
	PROPERTY LINE
	PARKING SETBACKS
	BUILDING SETBACKS (PROPERTY)
	BUILDING SETBACKS (HIGHWAY CENTERLINE)
	REQUIRED SETBACKS (AS LABELED)
	EXISTING BUILDINGS
	PROPOSED BUILDING
	ZONE CHANGE PARCELS

GRAPHIC SCALE

0 30' 60'

(IN FEET)

1 inch = 30 ft

PROJECT NO. 25-2367

DATE 13 FEB 2026

SCALE 1" = 30'

ANY LICENSEE WHO ALTERS THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER, P.C. SHALL BE IN VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEERING BOARD OF REGULATION AND STANDARDS. ANY VIOLATION OF THIS DOCUMENT SHALL BE REPORTED TO THE BOARD OF REGULATION AND STANDARDS.

PROJECT TITLE: SWEETHEART CORNER W. TAFT RD. & BREWERTON RD. TOWN OF CLAY ONONDAGA COUNTY, NY

PREPARED FOR: 5380 SWEETHEART CORNER LLC 396 E. HENRIETTA ROAD ROCHESTER, NY 14620

SHEET TITLE: ZONE CHANGE PLAN

DATE 13 FEB 2026

SCALE 1" = 30'

PROJECT NO. 25-2367

DATE 13 FEB 2026

SCALE 1" = 30'

PREPARED BY: NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. 100 FAUCETT STREET MANLIUS, NEW YORK 13104 email: MNAPI@NAPIERALA.COM PH: (315) 682-5580 FAX: (315) 682-5544

25-2367

13 FEB 2026

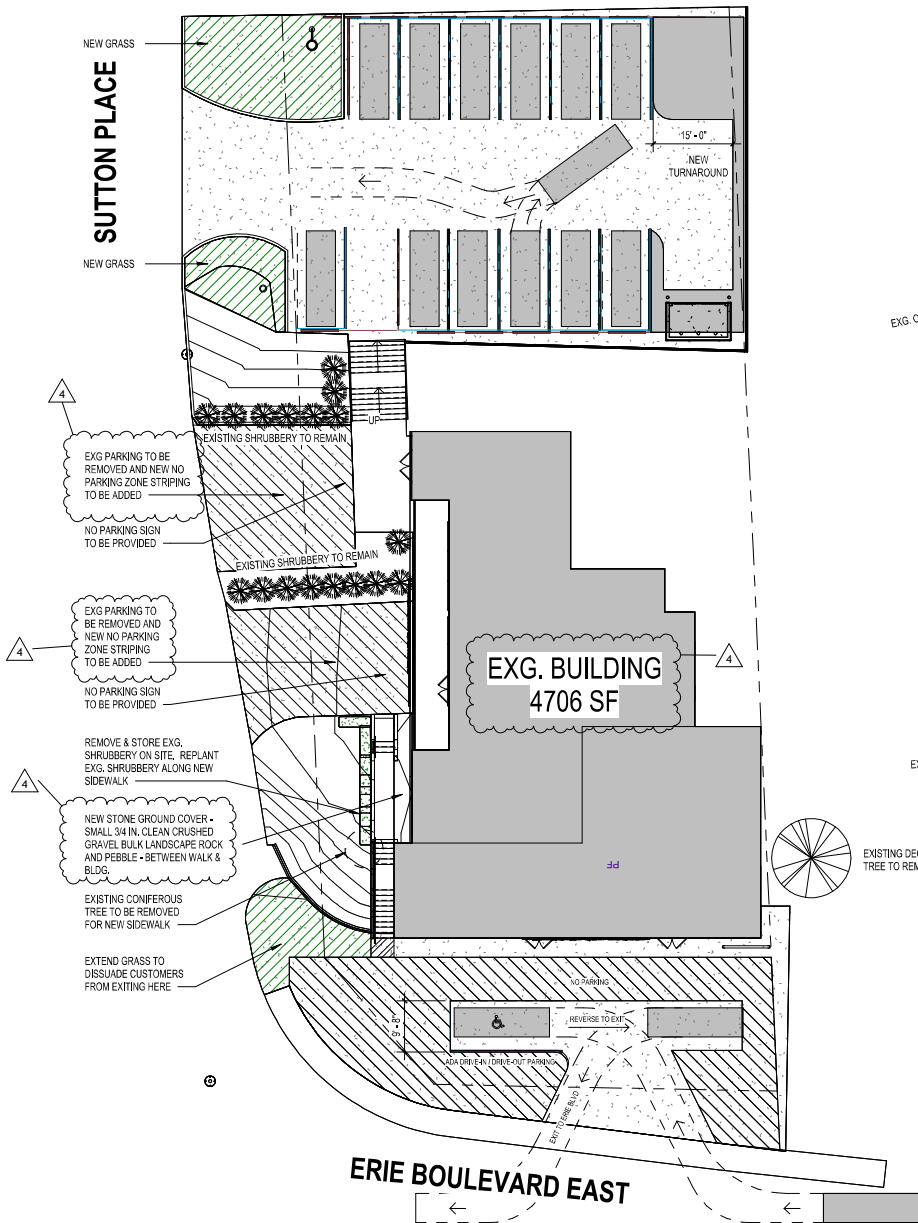
1" = 30'

ZC-1B

GOV



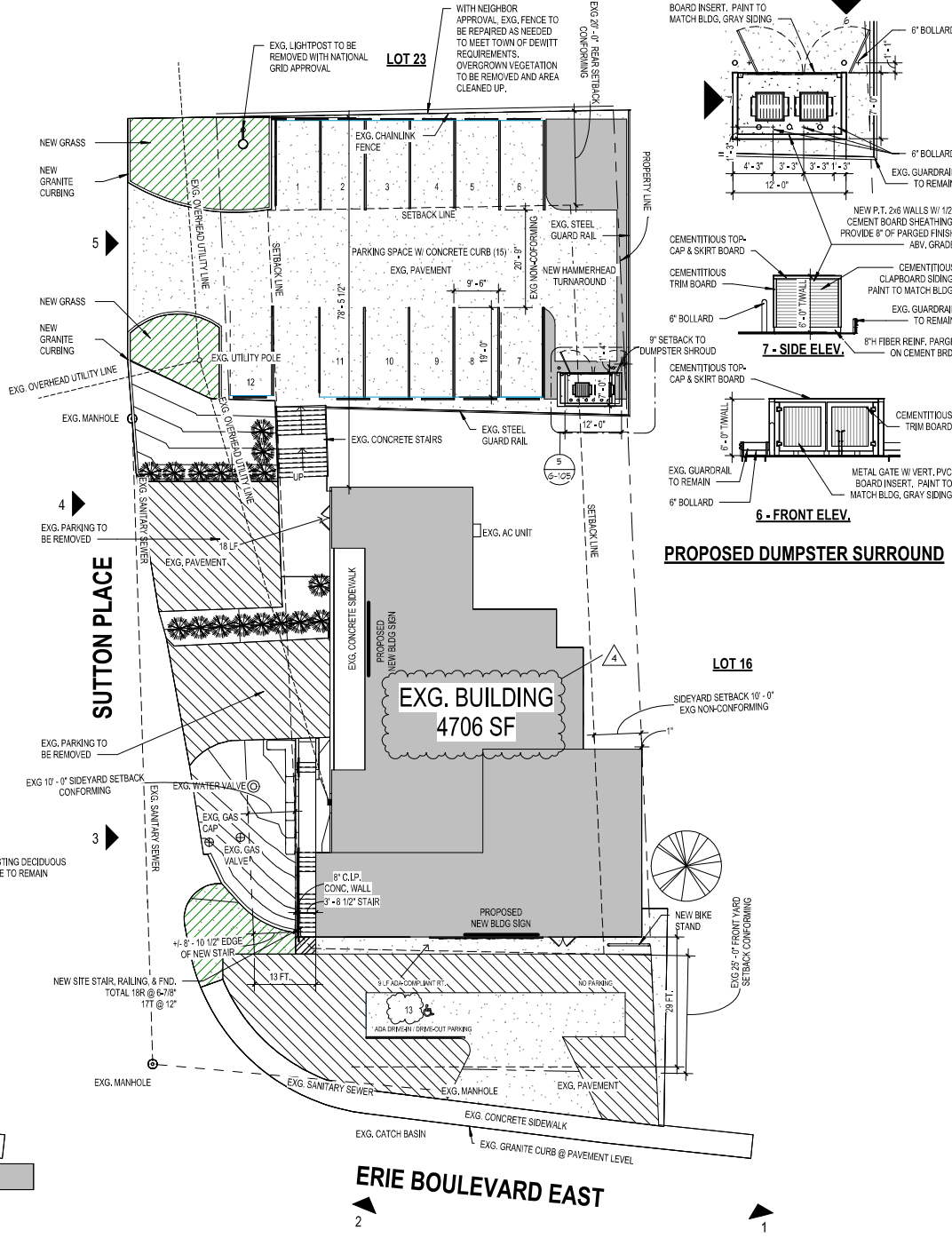
ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	NOTES
ZONING DISTRICT	-	BUSINESS	BUSINESS	CURRENTLY CONFORMING
LOT AREA	-	16,852 SF	16,852 SF	UNCHANGED
FRONT YARD SETBACK	MIN. 25 FT	29 FT	29 FT	UNCHANGED / CURRENTLY CONFORMING
SIDE YARD SETBACK (RIGHT)	MIN. 10 FT	1 IN.	1 IN.	UNCHANGED / CURRENTLY NOT CONFORMING
SIDE YARD SETBACK (LEFT)	MIN. 10 FT	13 FT	10.9 FT	>10FT NO VARIANCE REQ.
REAR YARD SETBACK	MIN. 20 FT	78 FT	78 FT	UNCHANGED / CURRENTLY CONFORMING
BUILDING HEIGHT	MAX. 35 FT	20 FT	20 FT	UNCHANGED / CURRENTLY CONFORMING
LOT COVERAGE	MAX. 80%	72.3%	72.3%	UNCHANGED / CURRENTLY CONFORMING
BUILDING COVERAGE	MAX. 30%	27.7%	27.7%	UNCHANGED / CURRENTLY CONFORMING
PARKING REQUIREMENT DELIGROCERY	1 SPACE / 150 SF GFA	-	-	1792 SF / 150 = 11.94 = 12
PARKING REQUIREMENT BARBERSHOP	1 SPACE / 150 SF GFA	-	-	2914 SF / 150 = 19.4 = 20
PARKING PROVIDED	1 REQ'D (>32 TOTAL)	22	13	CURRENTLY NONCONFORMING
ADA SPACES		0	1	CURRENTLY CONFORMING
TRADITIONAL PARKING DIMENSIONS	15'-0" x 8'-0" - 8'-0"	-	15'-0" x 8'-0" - 8'-0"	CONFORMING / MEETS STANDARDS
HANDICAPPED PARKING DIMENSIONS	15'-0" x 8'-0" - 8'-0"	-	15'-0" x 8'-0" - 8'-0"	CONFORMING / MEETS OR EXCEEDS STANDARDS



2 LANDSCAPING PLAN
1/16" = 1'-0"

PROPERTY INFORMATION
TAX MAP # 046-0364.1
STREET ADDRESS: 3350 ERIE BLVD E, SYRACUSE, NY 13214
ZONING DISTRICT: BUSINESS (B)
ALLOWABLE SIGNAGE AREA: 72 SQUARE FEET (SF) PER STREET FACE & <10% OF TOTAL STREET FACING FACADE AREA.

NOTE:
1. ALL EXISTING LANDSCAPING TO REMAIN
2. ALL LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES SUCH AS TIMERS, MOTION DETECTORS, HEAT SENSORS OR PHOTOCELLS. TO EXTINGUISH LIGHTING BETWEEN 10:00 P.M. (OR 30 MINUTES AFTER CLOSING IF LATER) AND DAWN.
3. ALL LANDSCAPING AND LAWN AREAS SHALL BE MAINTAINED. DEAD MATERIAL SHALL BE REPLACED, AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.



1 SITE PLAN
1/16" = 1'-0"

GENERAL SITE NOTES:
1. EXISTING SITE DETAILS TO REMAIN.
2. PARKING SPACES TO BE STRIPED / RESTRIPTED TO MATCH DRAWING. PARKING SPACES TO HAVE CONCRETE CURBS.
3. BICYCLE STANDS TO BE PROVIDED FOR 5 BICYCLES.
4. ALL EXISTING SITE LIGHTING TO REMAIN AS IS.
5. ACCESSIBLE PARKING SPACE ADDED FOR COMPLIANCE.

PROPOSED DUMPSTER SURROUND

LOT 16

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

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LOT 287



ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	NOTES
ZONING DISTRICT	-	BUSINESS	BUSINESS	CURRENTLY CONFORMING
LOT AREA	-	16, 852 SF	16, 852 SF	UNCHANGED
FRONT YARD SETBACK	MIN. 25 FT	29 FT	29 FT	UNCHANGED / CURRENTLY CONFORMING
SIDE YARD SETBACK (RIGHT)	MIN. 10 FT	1 IN.	1 IN.	UNCHANGED / CURRENTLY NOT CONFORMING
SIDE YARD SETBACK (LEFT)	MIN. 10 FT	13 FT	10.9 FT	>10FT NO VARIANCE REQ.
REAR YARD SETBACK	MIN. 20 FT	78 FT	78 FT	UNCHANGED / CURRENTLY CONFORMING
BUILDING HEIGHT	MAX. 35 FT	20 FT	20 FT	UNCHANGED / CURRENTLY CONFORMING
LOT COVERAGE	MAX. 80%	72.3%	72.3%	UNCHANGED / CURRENTLY CONFORMING
BUILDING COVERAGE	MAX. 30%	27.7%	27.7%	UNCHANGED / CURRENTLY CONFORMING
PARKING REQUIREMENT DELI/GROCERY	1 SPACE / 150 SF GFA	-	-	1792 SF / 150 = 11.94 = 12
PARKING REQUIREMENT BARBERSHOP	1 SPACE / 150 SF GFA	-	-	2302 SF / 150 = 15.34 = 16
PARKING PROVIDED	1 REQ'D (>28 TOTAL)	22	19	CURRENTLY NONCONFORMING
ADA SPACES		0	4	CURRENTLY CONFORMING
TRADITIONAL PARKING DIMENSIONS	19'-0" x 9'-6" - 50' 21'-0" x 9'-6" - 60'	-	19'-0" x 9'-6" - 50' 21'-0" x 9'-6" - 60'	CONFORMING / MEETS STANDARDS
HANDICAPPED PARKING DIMENSIONS	19'-0" x 9'-6" - 50' 21'-0" x 9'-6" - 60'	-	19'-0" x 9'-6" - 50' 21'-0" x 9'-6" - 60'	CONFORMING / MEETS OR EXCEEDS STANDARDS

TYPICAL SIGNAGE:

1. TENANT SHALL BE RESPONSIBLE FOR THE DESIGN, APPLICATION FOR REVIEW BY AHJ, AND INSTALLATION OF ANY SIGNAGE. TENANT SHALL RECEIVE OWNER APPROVAL PRIOR TO INSTALLATION OF ANY SIGNAGE.
2. FONTS, COLORS, AND ARRANGEMENT OF SIGNAGE TBD BY TENANT.
3. SIGNAGE SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS, AND MAY NOT EXCEED 30sqft.
4. SIGNAGE MAY CONTAIN ANY OBSCENE OR OFFENSIVE LANGUAGE.
5. SIGNAGE SHALL CONSIST OF CHANGES TO LETTERS MOUNTED ON A METAL RACEWAY.
6. SIGNAGE MAY BE INTERNALLY ILLUMINATED, ALL ELECTRICAL WIRING AND COMPONENTS MUST BE CONCEALED WITHIN THE CHANNEL LETTERS OR RACEWAY.
7. UNIDENTIFIED SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON NOTICE TO THE SIGNAGE.
8. NO SIGNAGE MAY CONSIST OF BLINKING, FLASHING, ROTATING, GLARING, OR MOVING LIGHTS.
9. TENANT SHALL ENSURE SIGNAGE IS MAINTAINED IN GOOD REPAIR.



WALL SIGNAGE: (DEL) NORTH ELEVATION
SIGN DESCRIPTION: INTERIOR ILLUMINATED, BOXED UNIT, L.E.D.
SIGN MOUNTING: BOX
STREET FACING: ERIE BLVD EAST
EXISTING FACADE AREA: +/- 69'W X 14'H = +/- 866SF
10% OF FACADE AREA: +/- 866SF X 0.1 = 500 SF **(86.6SF ALLOWED)**
SIGNAGE: 1 TENANT WALL SIGN(S)
SIGN AREA DIMENSIONS (EACH): 24'-0" X 3'-0" - 72SF MAX
PROPOSED SIGNAGE AREA: TOTAL = 72SF



PROPERTY INFORMATION
TAX MAP #: 048-03-04.1
STREET ADDRESS: 3350 ERIE BLVD E, SYRACUSE, NY 13214
ZONING DISTRICT: BUSINESS (B)
ALLOWABLE SIGNAGE AREA: 72 SQUARE FEET (SF) PER STREET
FACE & <10% OF TOTAL STREET FACING FACADE AREA.

WALL SIGNAGE: (BARBERSHOP) EAST ELEVATION
SIGN DESCRIPTION: INTERIOR ILLUMINATED, BOXED UNIT, L.E.D.
SIGN MOUNTING: BOX
STREET FACING: ERIE BLVD EAST
EXISTING FACADE AREA: +/- 77'W X 14'H = +/- 1078SF
10% OF FACADE AREA: +/- 866SF X 0.1 = 50F SF **(107.8SF ALLOWED)**
SIGNAGE: 1 TENANT WALL SIGN(S)
SIGN AREA DIMENSIONS (EACH): 24'-0" X 3'-0" - 72SF MAX
PROPOSED SIGNAGE AREA: TOTAL = 72SF

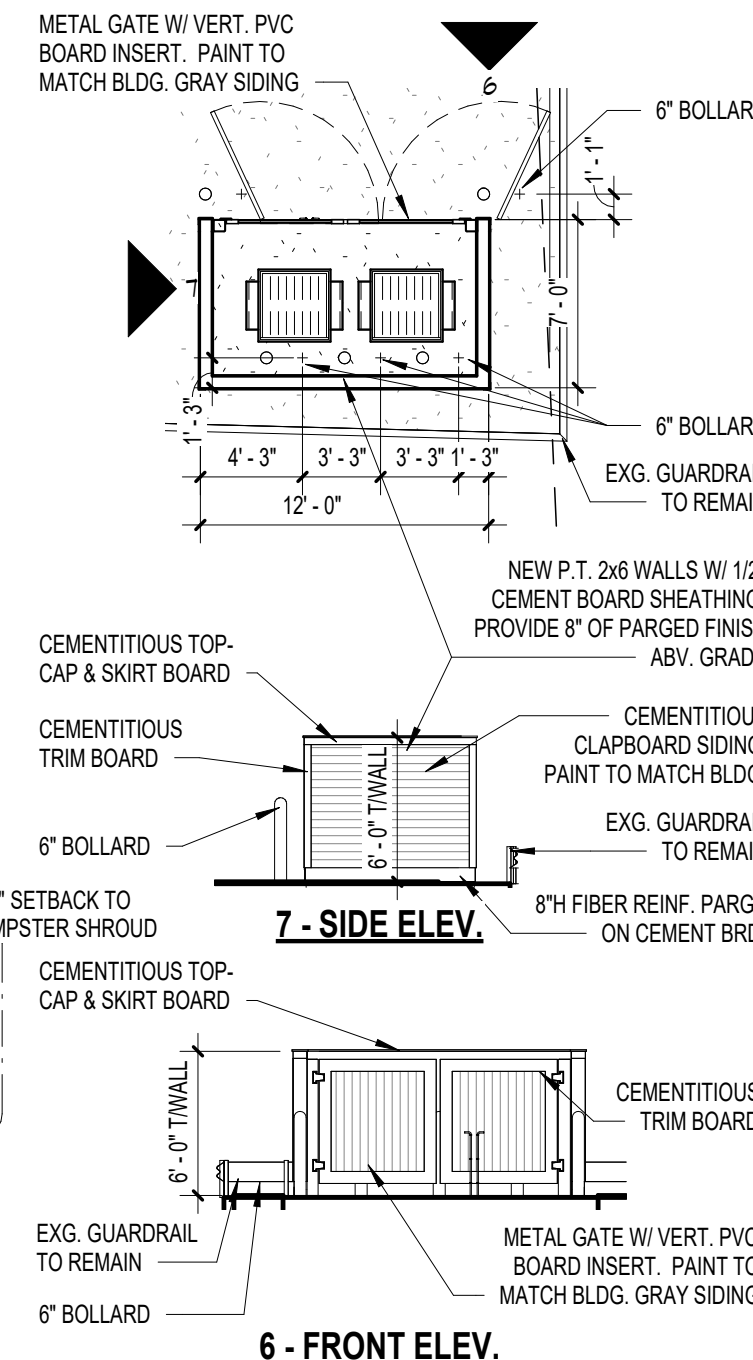


NOTE:
1. ALL EXISTING LANDSCAPING TO REMAIN



GENERAL SITE NOTES:

1. EXISTING SITE DETAILS TO REMAIN.
2. PARKING SPACES TO BE STRIPED / RESTRIPTED TO MATCH DRAWING. PARKING SPACES TO HAVE CONCRETE CURBS.
3. BICYCLE STANDS TO BE PROVIDED FOR 5 BICYCLES.
4. ALL EXISTING SITE LIGHTING TO REMAIN AS IS.
5. ACCESSIBLE PARKING SPACE ADDED FOR COMPLIANCE.



PROPOSED DUMPSTER SURROUND

**ZAUSMER·FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS

PROJECT: **33350 ERIE DELI AND GROCERY**

3350 ERIE BLVD E, SYRACUSE, NY

TITLE: SITE PLAN



Project Status: PERMIT

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
034161
NY. REG. NO. DATE

IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS

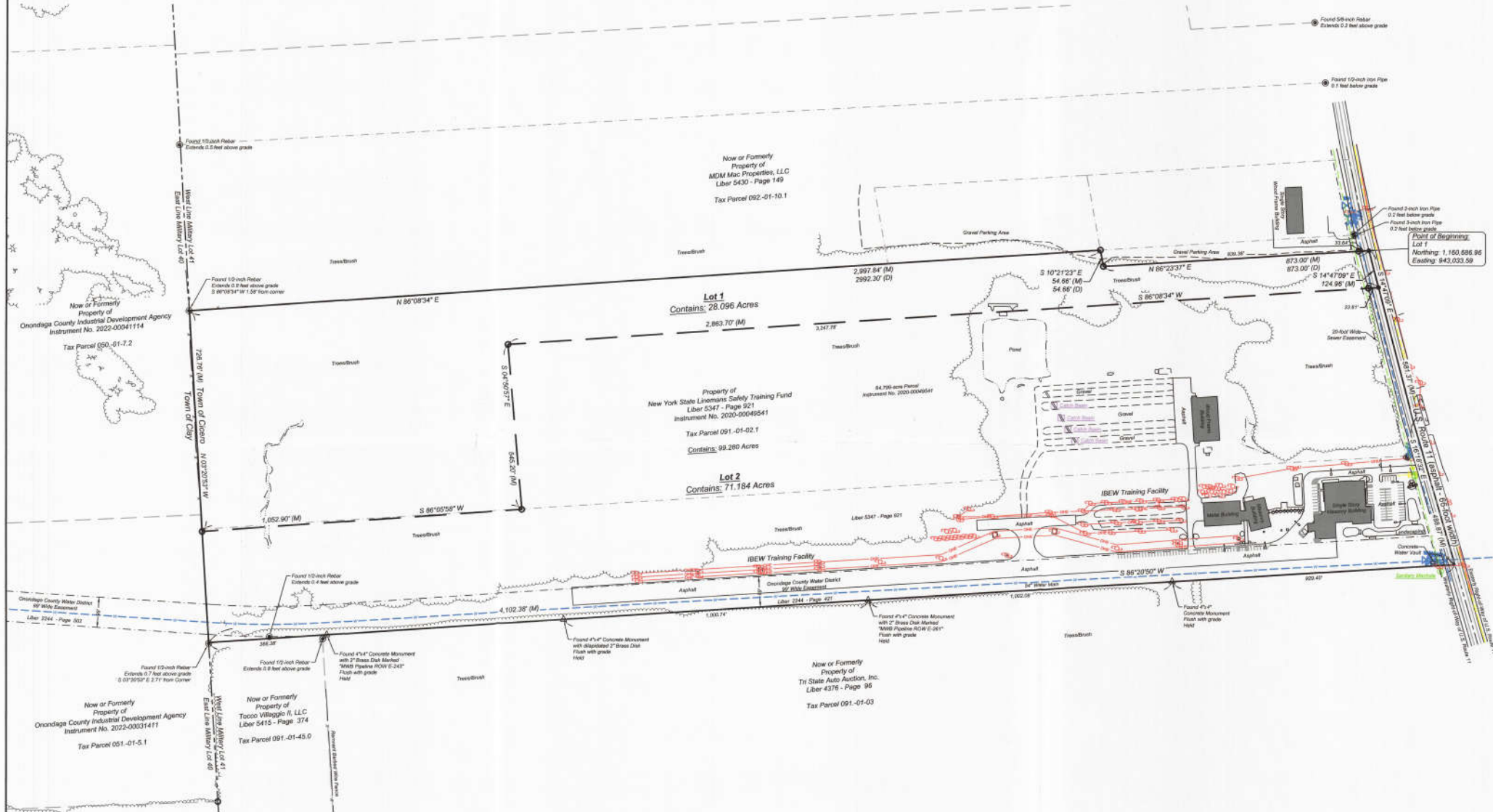
© Copyright Mark A Caruso, Architect, 2025

Date 12/10/2025	Scale As indicated
Project Number 25043	Drawn by JLM

[illegible]

12/18/2025

S-26-5



- Legend**
- Property Line
 - Subdivision Lot Line
 - Adjoiners Deed Line
 - Interior Deed Line
 - Easement Line
 - Centerline of Road
 - Military Lot Line
 - Remnant Barbed Wire Fence
 - Chain Link Fence
 - Natural Gas Line
 - Overhead Electric
 - Water Line
 - Sanitary Sewer Line
 - Edge of Trees/Brush
 - Edge of Water
 - Edge of Gravel
 - Trail
 - Found Iron (Pipe, Rebar, et cetera)
 - Set 5/8-inch Rebar with 1 1/4-inch diameter red plastic cap marked "The Associates"
 - Point not monumented
 - Found Concrete Monument
 - Measured Distance
 - Deeded Distance
 - Utility Pole
 - Light Pole
 - Area Light

General Notes:

- The survey on which this map is based is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
- The reference horizontal control station is a GPS Continuously Operating Reference Station (CORS) designated as "North Syracuse CORS ARP" (NYSN). NYSN is a horizontal and vertical control station established by the New York State Department of Transportation and last adjusted by the National Geodetic Survey in June 2019.
- RTK GNSS surveying techniques were utilized to determine the coordinates of the primary on-site horizontal control points, while RTK GNSS and conventional surveying techniques were utilized to determine the coordinates of secondary on-site horizontal control points.
- There are no encroachments onto adjoining property, streets or alleys, or any easements burdening the surveyed premises by any buildings, structures or other improvements, and there are no encroachments onto the surveyed property or easements burdening the surveyed property by buildings, structures or other improvements situated on adjoining property, except for the following encroachments: NONE
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
- This survey was completed without the benefit of an abstract of title and is subject to the facts that may be disclosed therein.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
- The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
- The information shown hereon is based on an instrument survey completed on August 25, 2023.
- Certifications shown hereon are non-transferable.

Surveyors Certification:

The undersigned surveyor hereby certifies that this boundary survey and the field survey upon which it is based, was prepared in accordance with the current Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the parties listed below:

- Henock Estabrook, LLP
- Moran New York Semiconductor Manufacturing, LLC
- New York State Lineman's Safety Training Fund

Signature: *Michael P. Merthwe*
Michael P. Merthwe, Licensed Land Surveyor No. 050861

Reference Drawings:

- Titled "Meyers RV, Part of F. Lot No. 41, Town of Cicero, Onondaga County, New York", dated October 5, 2017, prepared by Januzi and Romans Surveying, P.C., distinguished as File No. 2546.011, and filed in the Onondaga County Clerk's Office on April 3, 2018 as Map No. 12553.
- Titled "Lands of Bates, Part of M. Lot No. 40, Town of Cicero, Onondaga County, New York", dated November 11, 1997, prepared by Alfred N. Januzi, Jr., distinguished as File No. 2548.001 and filed in the Onondaga County Clerk's Office on March 27, 1998 as Map No. 8617.
- Titled "Tocco Village Section No. 2, Part of F. Lot No. 40, Town of Cicero, Onondaga County, New York", dated January 29, 2016, prepared by Januzi and Romans Surveying, P.C., distinguished as File No. 488.022, and filed in the Onondaga County Clerk's Office on October 5, 2020 as Map No. 13029.
- Titled "Final Map, Resubdivision of Tax Parcels 91-01-1 & 2 into Lot 1, N.Y.S. Lineman's Safety Training, Onondaga Co., N.Y.", dated November 12, 2021, prepared by D.W. Manning L.S., P.C., distinguished as Project J882834, and filed in the Onondaga County Clerk's Office on June 1, 2022 as Map No. 13319.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
Only copies from the original of this survey marked with an original of the surveyor's initial seal or his embossed seal shall be considered to be valid and true copies.

Owner Approval

I hereby approve this subdivision map.

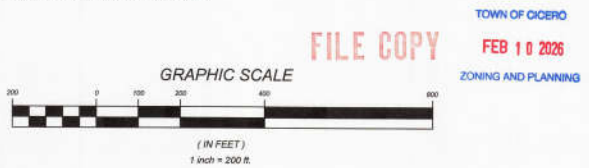
New York State Lineman's Safety Training Fund
6331 Brewerton Road, Suite 2
Cicero, New York 13039

Town of Cicero Approval

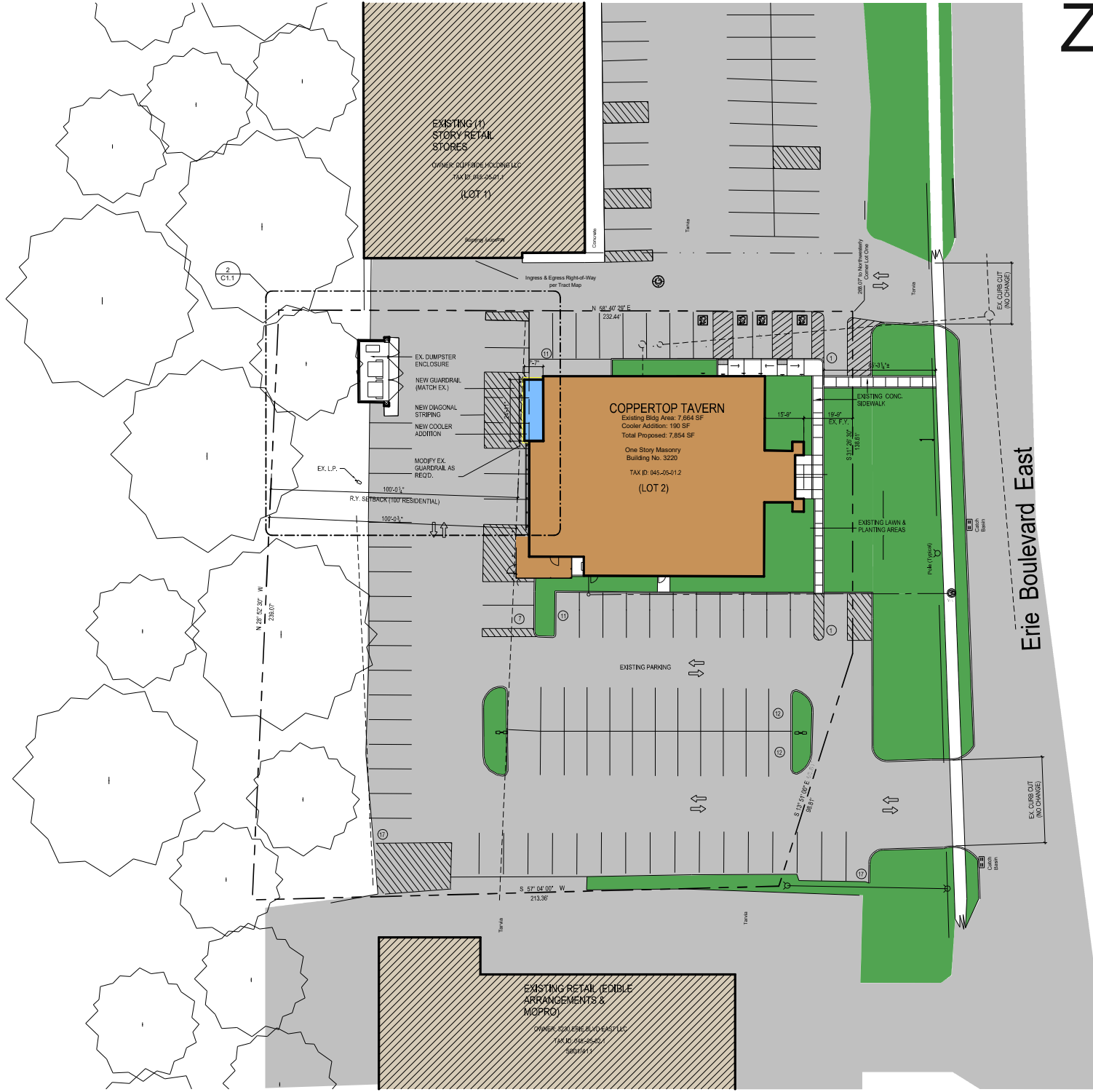
Town of Cicero Planning Board Chairman Approval

I hereby approve this subdivision map.

Planning Board Chairman
8236 Brewerton Road
Cicero, New York 13039



	DRAWN: BSH	Final Subdivision Plan Property of New York State Lineman's Safety Training Fund Tax Parcel No. 091-01-02.1 Town of Cicero County of Onondaga State of New York
	CHECKED: MPM	
	SCALE: 1" = 200'	
	DATE: Sept. 7, 2023	
PROJECT NUMBER: 4483-12-22		The Associates LAND SURVEYORS www.TheAssociates.com P.O. Box 481 8431 US Highway 11 Cicero, New York 13017 T: 315/268-2778 F: 315/268-1012
BY: [Signature]	DATE: 03.14.2025	



Z-26-54

KEY

- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT
- EXISTING GRASS / PLANTING AREA
- EXISTING ADJACENT BUILDINGS
- EXISTING COPPERTOP
- PROPOSED COOLER ADDITION

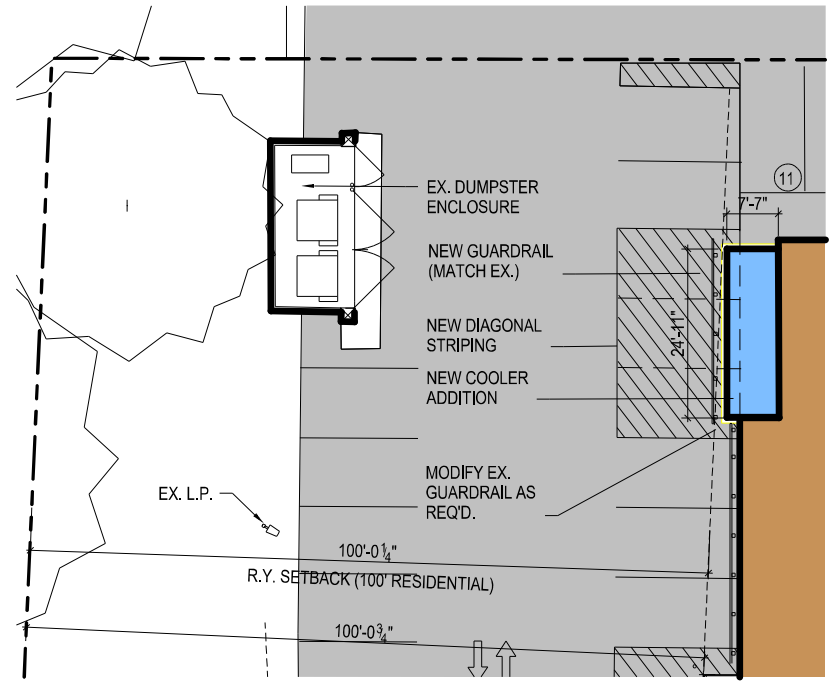
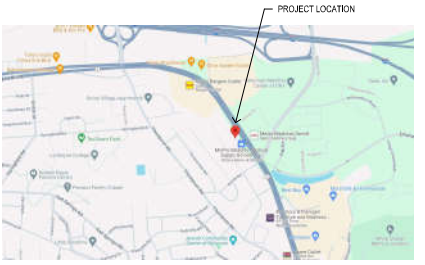
ZONING SUMMARY			
TOWN OF DEWITT, NY ZONING DISTRICT: B (BUSINESS)		GROSS FLOOR AREA: 7,864 SF (EXISTING) GROSS FLOOR AREA: 7,864 SF (PROPOSED)	
BULK AREA REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	54,573 SF	NO CHANGE
LOT WIDTH	N/A		NO CHANGE
FRONT YARD	35'	19'-0"	NO CHANGE
SIDE YARD	TOTAL 25' MIN. 9' ONE SIDE	26'-10" (WEST) 122'-6" (EAST)	NO CHANGE
REAR YARD	20' (100' MIN. ADJUTING RES. DIST.)	100'-0"	NO CHANGE
BUILDING HEIGHT	11 RATIO (15'-0" FRONT YARD)	26'-4 1/2"	NO CHANGE
BUILDING COVERAGE	30% MAX	14.5% (7,913 SF)	14.9% (8,120) SF)
LOT COVERAGE	80% MAX	75.9% (41,828 SF)	NO CHANGE

PARKING SUMMARY

	EXISTING	PROPOSED
COPPERTOP TAVERN, LOT 2	82 SPACES (INCLUDING (4) ACCESSIBLE)	89 SPACES (INCLUDING (4) ACCESSIBLE)
ADJACENT SITE, LOT 1	75 SPACES (12'x40'x18' DECLARATION OF EASEMENTS PROVIDES FOR SHARED PARKING BETWEEN LOTS 1 & 2)	75 SPACES (EX. NO CHANGE)
TOTAL	167 SPACES	AVAILABLE PARKING: TOTAL 164 SPACES

REQUIRED PARKING:
1 SPACE FOR EACH 60 SQ. FT. OF GROSS FLOOR AREA
7,864 SF / 60 = 131 SPACES REQUIRED

Location Plan



1 Site Plan Proposed (REFER TO SITE SURVEY FOR EXISTING SITE LAYOUT)
1" = 20'-0"

List of Drawings - Walk-In Cooler Addition			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
C1.1	Site Plan	1/16/26	
1 of 1	Existing Survey	1/23/26	
A1.1	Floor Plan	1/16/26	
A2.1	Exterior Elevations	1/16/26	

2 Site Plan Proposed Enlarged
1" = 10'-0"



CopperTop Tavern
NEW WALK-IN COOLER UNIT
3220 Erie Blvd. East
SYRACUSE, NY 13214



Schopfer Architects LLP
1111 JAMES ST.
SYRACUSE, NY 13203
315-474-6501
FAX 315-474-1922

Drawn By:	Check By:
RAC	DAS
Date:	AS NOTED
1/16/26	
Revisions:	
No.	Date

Site Plan
C1.1
2023-A

A

10



BUILDING RENOVATIONS TO:
THE CHIMES BUILDING
500 SOUTH SALINA STREET
SYRACUSE, NEW YORK

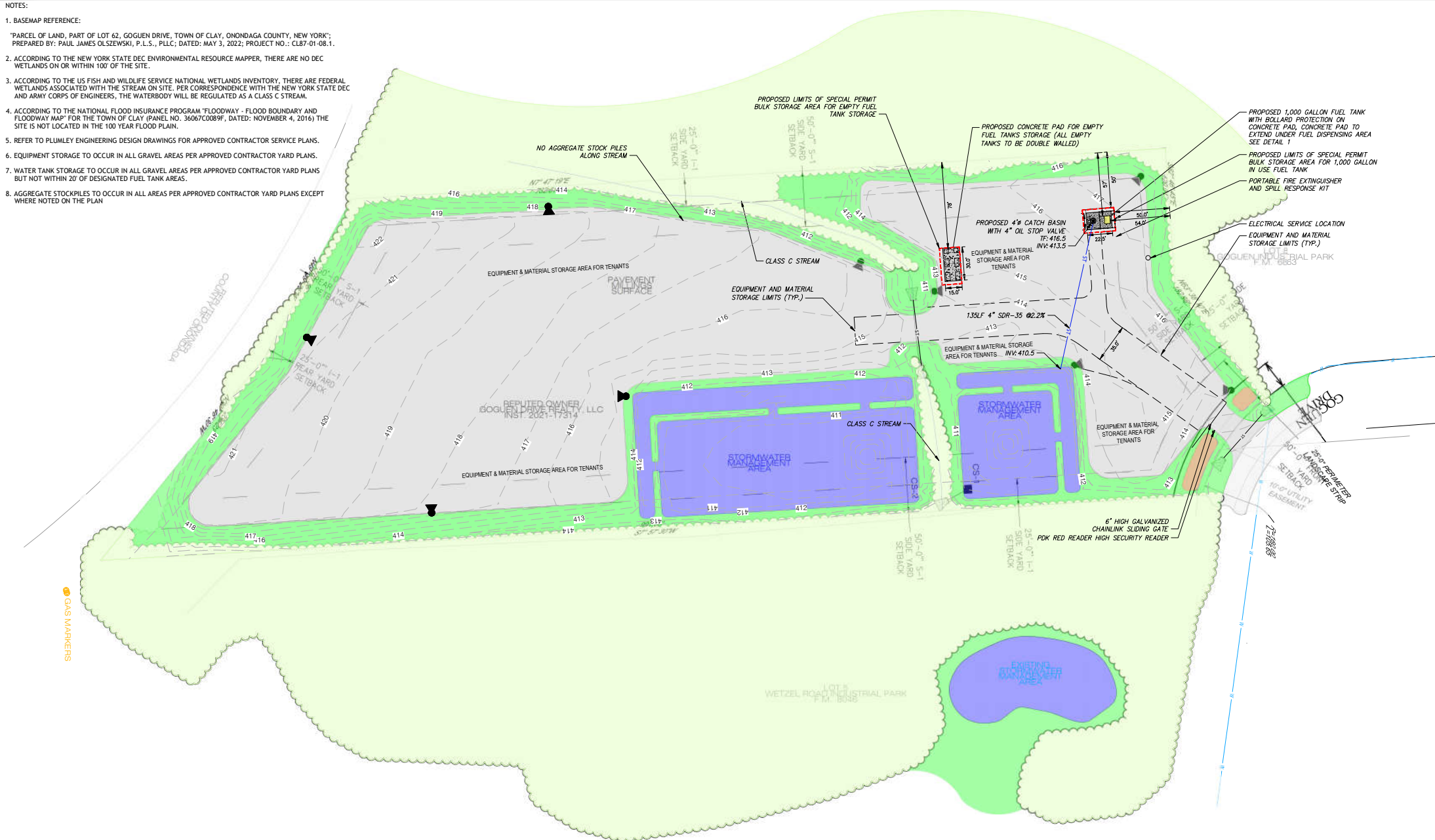
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SITE LAYOUT PLAN

Project Status	PERMIT
Date	12/23/2025
Project Number	43135
Drawn By	CF
Checked By	EK

L300

- NOTES:
- BASEMAP REFERENCE:
"PARCEL OF LAND, PART OF LOT 62, GOGUEN DRIVE, TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK";
PREPARED BY: PAUL JAMES OLSZEWSKI, P.L.S., PLLC, DATED: MAY 3, 2022; PROJECT NO.: CL87-01-08.1.
 - ACCORDING TO THE NEW YORK STATE DEC ENVIRONMENTAL RESOURCE MAPPER, THERE ARE NO DEC
WETLANDS ON OR WITHIN 100' OF THE SITE.
 - ACCORDING TO THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, THERE ARE FEDERAL
WETLANDS ASSOCIATED WITH THE STREAM ON SITE. PER CORRESPONDENCE WITH THE NEW YORK STATE DEC
AND ARMY CORPS OF ENGINEERS, THE WATERBODY WILL BE REGULATED AS A CLASS C STREAM.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM "FLOODWAY - FLOOD BOUNDARY AND
FLOODWAY MAP" FOR THE TOWN OF CLAY (PANEL NO. 36067C0089F, DATED: NOVEMBER 4, 2016) THE
SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
 - REFER TO PLUMLEY ENGINEERING DESIGN DRAWINGS FOR APPROVED CONTRACTOR SERVICE PLANS.
 - EQUIPMENT STORAGE TO OCCUR IN ALL GRAVEL AREAS PER APPROVED CONTRACTOR YARD PLANS.
 - WATER TANK STORAGE TO OCCUR IN ALL GRAVEL AREAS PER APPROVED CONTRACTOR YARD PLANS
BUT NOT WITHIN 20' OF DESIGNATED FUEL TANK AREAS.
 - AGGREGATE STOCKPILES TO OCCUR IN ALL AREAS PER APPROVED CONTRACTOR YARD PLANS EXCEPT
WHERE NOTED ON THE PLAN



KEY

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- UTILITY POLE
- SANITARY SEWER
- WATER MAIN
- TOPOGRAPHIC CONTOUR
- VEGETATION LIMITS
- CLASS C STREAM
- DRAINAGE PIPE
- DRAINAGE PIPE EXISTING
- DRAINAGE SWALE
- CONTROL STRUCTURE
- LIGHT POLE W/ FIXTURE
- OUTLET PROTECTION DEVICE



OWNER:
GOGUEN DRIVE REALTY, LLC
7842 GOGUEN DRIVE
LIVERPOOL, NY 13090

CERTIFICATE OF AUTHORIZATION A001745



REGISTRATION EXPIRES 01/31/2027
It is a violation of law for any person, unless they are
a duly licensed professional engineer, to prepare, draw,
prepare, or direct the preparation of any drawing or plan
for the construction of any building or structure, or any
other work, which is to be constructed, or to be
used in the construction of any building or structure,
unless the drawing or plan is signed and sealed by a
professional engineer, and the seal of the professional
engineer is placed on the drawing or plan, and the
signature of the professional engineer is placed on the
drawing or plan, and the date of the signature is placed
on the drawing or plan.

CONTRACTORS SERVICE YARD SITE
PLAN AMENDMENT
7835 GOGUEN DRIVE
CLAY NY

ZONING REGULATIONS
FOR DEVELOPMENT

EXISTING LOT INFORMATION:
ADDRESS: 7835 GOGUEN DRIVE TAX MAP: 087-01-08.1 ACREAGE: ±6.24 AC ZONING: I-1

EXISTING ZONING: I-1 - INDUSTRIAL DISTRICT 1

PROPOSED SPECIAL USE PERMIT (S-1 - SPECIAL USE DISTRICT)

PROPOSED USE - BULK STORAGE, LIQUID OR GASEOUS HAZARDOUS MATERIALS (DIESEL FUEL STORAGE)

S-1 BULK REGULATIONS:

LOT:	REQUIRED	PROPOSED
AREA, MINIMUM	5 AC.	6.24 AC.
WIDTH, MINIMUM	N/A	±154'
DEPTH, MINIMUM	N/A	±991'
COVERAGE, MAXIMUM BUILDING	60%	0%
COVERAGE, MAXIMUM TOTAL (159,038 SF IMPERVIOUS)	80%	58.7%

STRUCTURES:

FRONT YARD MINIMUM	50"	>50'
SIDE YARD MINIMUM	50'	>50'
REAR YARD MINIMUM	50'	>480'
MAXIMUM HEIGHT	50'	±6'
MAXIMUM GROSS FLOOR AREA	N/A	N/A
MAXIMUM NUMBER OF FLOORS	N/A	N/A

SUPPLEMENTAL DISTRICT DESIGN STANDARDS

FRONT PERIMETER LANDSCAPE STRIP (% OF FRONT YARD DEPTH)	25%*	50% (25%+)**
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* LOT IS SURROUNDED INCLUDING ACROSS A HIGHWAY ROW BY OTHER INDUSTRIAL ZONES
** 25' PERIMETER LANDSCAPE STRIP REQUIRED FOR I-1 CONTRACTORS SERVICE YARD PROVIDED AS GREATER THAN S-1 REQUIREMENT

No.	Submittal / Revision	Appr	By	Date

SITE LAYOUT PLAN

Designed By: BGH	Drawn By: BGH	Checked By: JFT
Issue Date: 2/12/26	Project No.: 088878	Scale: AS SHOWN

Drawing No.:

C-101

Z-26-46