



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

March 11, 2026

I. ATTENDANCE

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

MEMBERS PRESENT

Mike LaFlair
Kevin Casserino
Renee Dellas
Craig Dennis
Marty Masterpole
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

Isabelle Harris
James Fensken
Diane Luft

II. CALL TO ORDER

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

III. APPROVAL OF MINUTES

Minutes from February 18, 2026 were submitted for approval. Craig Dennis made a motion to accept the minutes. Kevin Casserino seconded the motion. The votes were recorded as follows: Mike LaFlair - yes; Kevin Casserino - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.

IV. OTHER BUSINESS

None

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

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

Summary

S-26-3	TLysPB	<i>Modification</i>
S-26-4	TOnoZBA	<i>No Position With Comment</i>
S-26-5	TCicPB	<i>No Position</i>
S-26-6	TVanPB	<i>Modification</i>
Z-26-44	TClapB	<i>No Position With Comment</i>
Z-26-45	TClapB	<i>No Position With Comment</i>
Z-26-46	TClapB	<i>Informal Review</i>
Z-26-47	TOnoZBA	<i>Modification</i>
Z-26-48	TOnoZBA	<i>No Position With Comment</i>
Z-26-49	TOnoZBA	<i>No Position With Comment</i>
Z-26-50	TOnoZBA	<i>No Position With Comment</i>

Z-26-51	TPomPB	<i>Modification</i>
Z-26-52	TPomZBA	<i>No Position With Comment</i>
Z-26-54	TDewPB	<i>No Position</i>
Z-26-55	TClatB	<i>No Position With Comment</i>
Z-26-56	TCamPB	<i>Modification</i>
Z-26-58	TDewZBA	<i>No Position With Comment</i>
Z-26-59	CSyrZA	<i>No Position</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-43	TCamTB	<i>No Position</i>
Z-26-53	TDewZBA	<i>No Position</i>
Z-26-57	CSyrZA	<i>No Position</i>
Z-26-60	CSyrZA	<i>No Position</i>
Z-26-64	TDewPB	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:40 am.

OCPB Case # S-26-3

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Landmark Challenger for the property located at North Hayes Road, South of Cold Springs Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Hayes Road (Route 157), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, 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; and

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

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

1. The Onondaga County Department of Transportation requires the applicant to continue to coordinate with the Department regarding North Hayes Road access plans. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The NYS Department of Transportation requires the applicant to continue to coordinate with the Department regarding required mitigation, including the addition of turning lanes at the intersection of North Hayes/Hicks Roads and Cold Springs Road. The Town must ensure NYSDOT mitigation has been completed prior to the issuance of occupancy permits.
3. For any sewer infrastructure to be constructed, WEP requires submission of engineer stamped plans and specifications for a sewer extension and capacity assurance review from WEP, the Onondaga County Health Department, and New York State Department of Environmental Conservation. Infrastructure must at a minimum be designed in accordance with Ten State Standards and all applicable Federal, State and local requirements.

The Onondaga County Department of Water Environment Protection further advises that the developer must convey ownership of newly constructed public sewer infrastructure to WEP upon the Engineer's final certification of installation. All new sewer connections will require an Onondaga County licensed plumber to apply for a plumbing permit through WEP's Plumbing Control Division.

1. The Board advises the Town to require that all filed Subdivision Plans include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, proposed water and wastewater infrastructure, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. The Board encourages the applicant to house stormwater basins on their own lots and responsibility for ownership and maintenance of the stormwater management facility areas should be clearly established and funded.

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

Case Number: S-26-3
Type of Action: PRELIMINARY SUBDIVI
Applicant: Landmark Challenger

RelatedCases:

Referring Board: Town of Lysander Planning Board

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

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

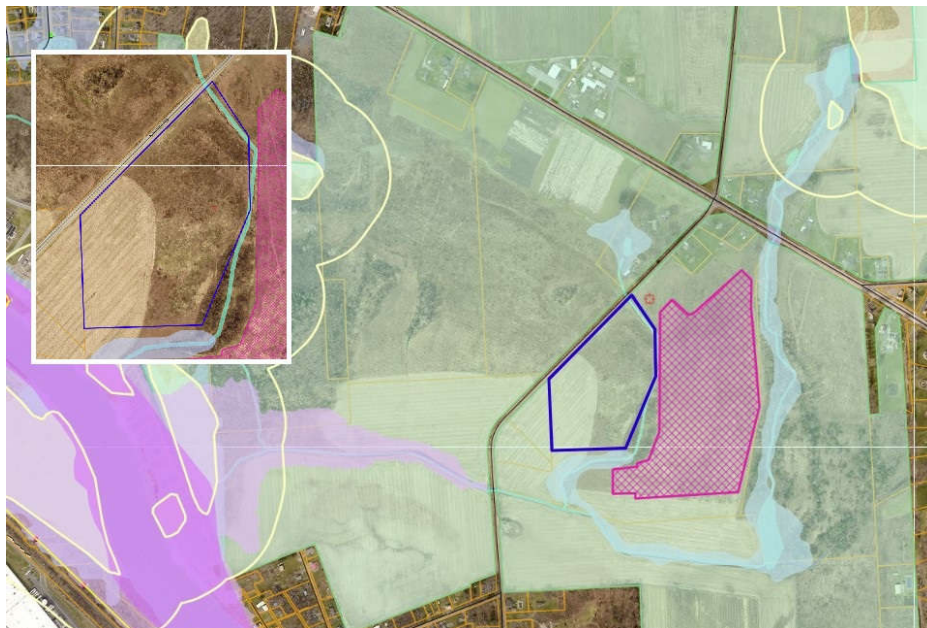
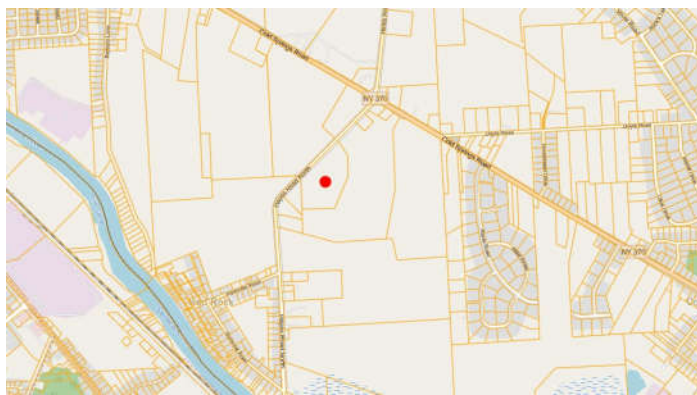
Tax Map Id: 064.-03-02.4

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 including 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 site and the remainder of the Melvin Farms project area. -Zone change referral Z-23-112 (for the same Overlay) and concurrently referred 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 assess 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 Overlay 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 clearly 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 map plan for the Cold Springs peninsula to the Onondaga County Department of Water 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 gathering 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 all 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 the

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, all 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 acres disturbed. 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), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: Per the Environmental Assessment Form (EAF) dated 10/1/24, a new connection for 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 hydrant test information, evaluate backflow prevention requirements, and/or request that the 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 in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. Per 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 Cold Springs peninsula to allow public sewer service to the site. The applicant is currently working with the Onondaga County Department of Water Environment 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, if 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 detailed in the referral materials.

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

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, of 292 acres comprising the site, approximately 183 acres contain active farmland. 165 acres of farmland would be removed by the project, almost all of which contain 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 tree 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 sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

A letter from NYS Parks, Recreation and Historic Preservation dated 7/13/23 notes 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>*

OCPB Case # S-26-4

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Zoning Board of Appeals at the request of Niagara Mohawk Power Corp. dba National Grid for the property located at 4310 Onondaga Boulevard; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel; and

WHEREAS, 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; and

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

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

The Board encourages the Town to require landscaping and screening along the National Grid site boundaries facing Onondaga Boulevard.

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

Case Number: S-26-4
Type of Action: PRELIMINARY SUBDIVI
Applicant: Niagara Mohawk Power

Related Cases: Z-26-48 Z-26-49
Z-26-50
Referring Board: Town of Onondaga Zoning
Board of Appeals

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 4310 Onondaga Boulevard

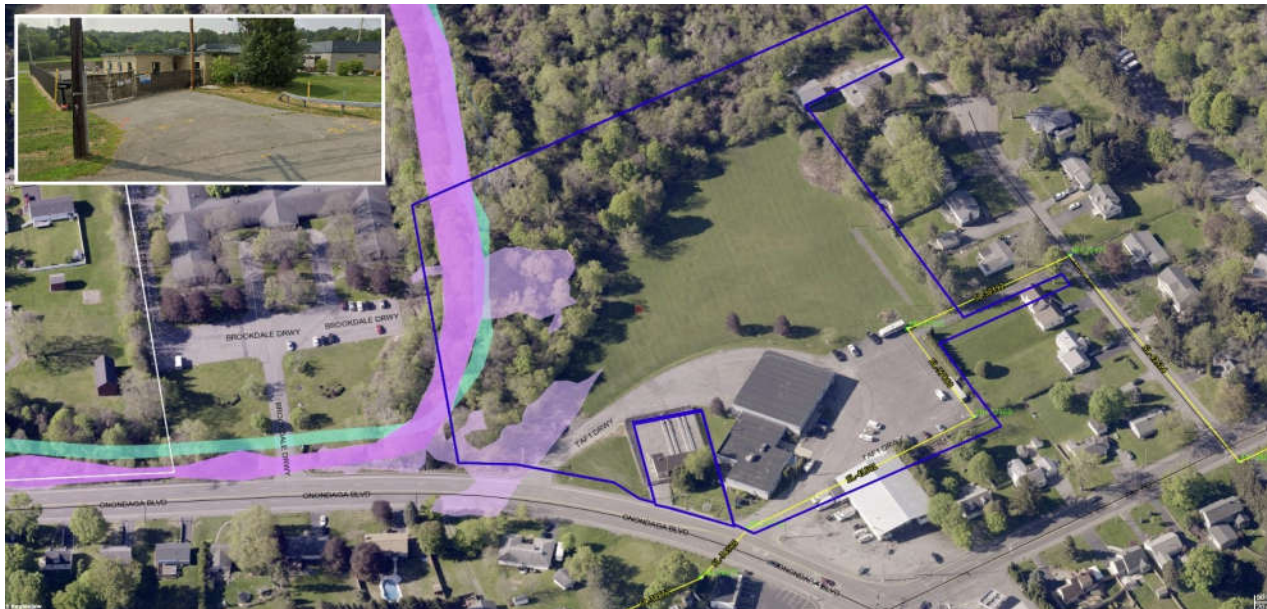
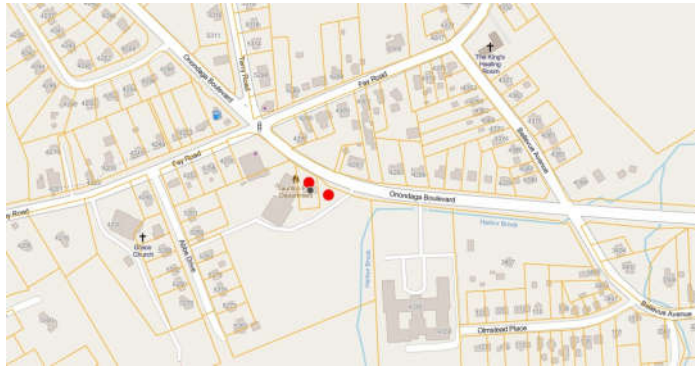
Tax Map Id: 004.-06-54.0, 004.-06-55.0

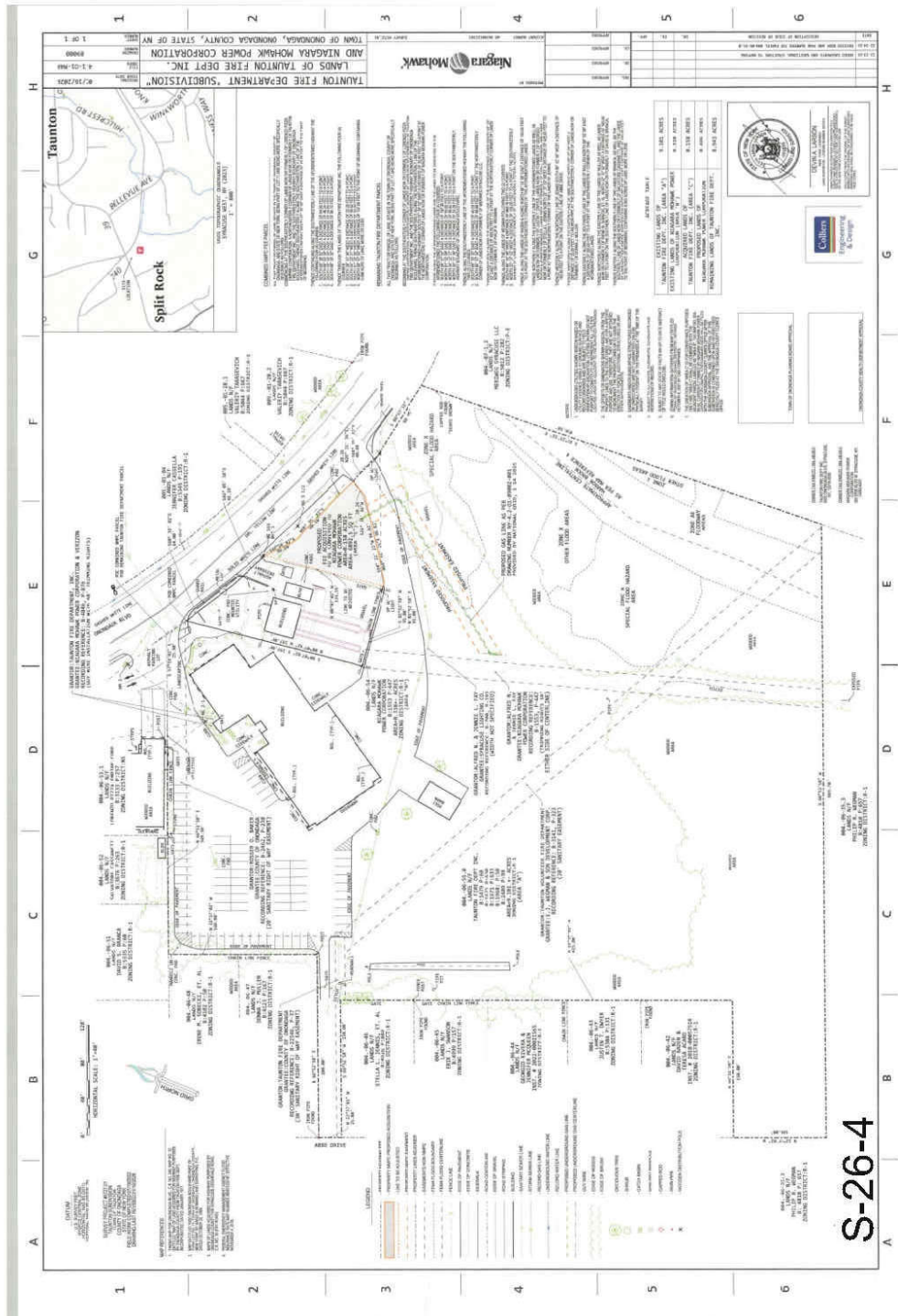
JURISDICTION:

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 allow 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 25' x 4 accessory storage building at the adjacent Fire Department, encouraging the Town 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.
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 grassy 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 road. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all 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 perimeter 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 site 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 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 greater 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, side, or rear lot line, the Town will approve the site plan detailing distances from parcel 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 as close as 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 narrow to 20'-wide, crossing the rear 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/Floodway: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year floodplain 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. From the referral materials, the stream and its floodplain and floodway are located outside of the project-area, but the proposed gas line easement crosses an area noted 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 extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

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 EAF 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 drainage 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>*

OCPB Case # S-26-5

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Micron New York Semiconductor Manufacturing for the property located at 8533 Brewerton Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, 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; and

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

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

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

Case Number: S-26-5
Type of Action: FINAL SUBDIVISION
Applicant: Micron New York Semico

Related Cases:

Referring Board: Town of Cicero Planning Board

Date Received: 2/25/2026
30-Day Deadline: 3/27/2026

Located: at 8533 Brewerton Road

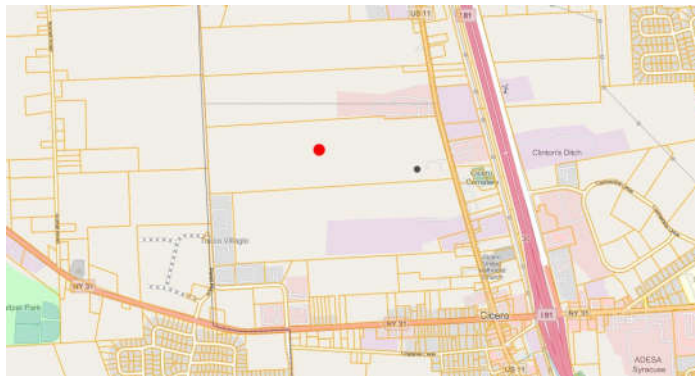
Tax Map Id: 091.-01-02.1

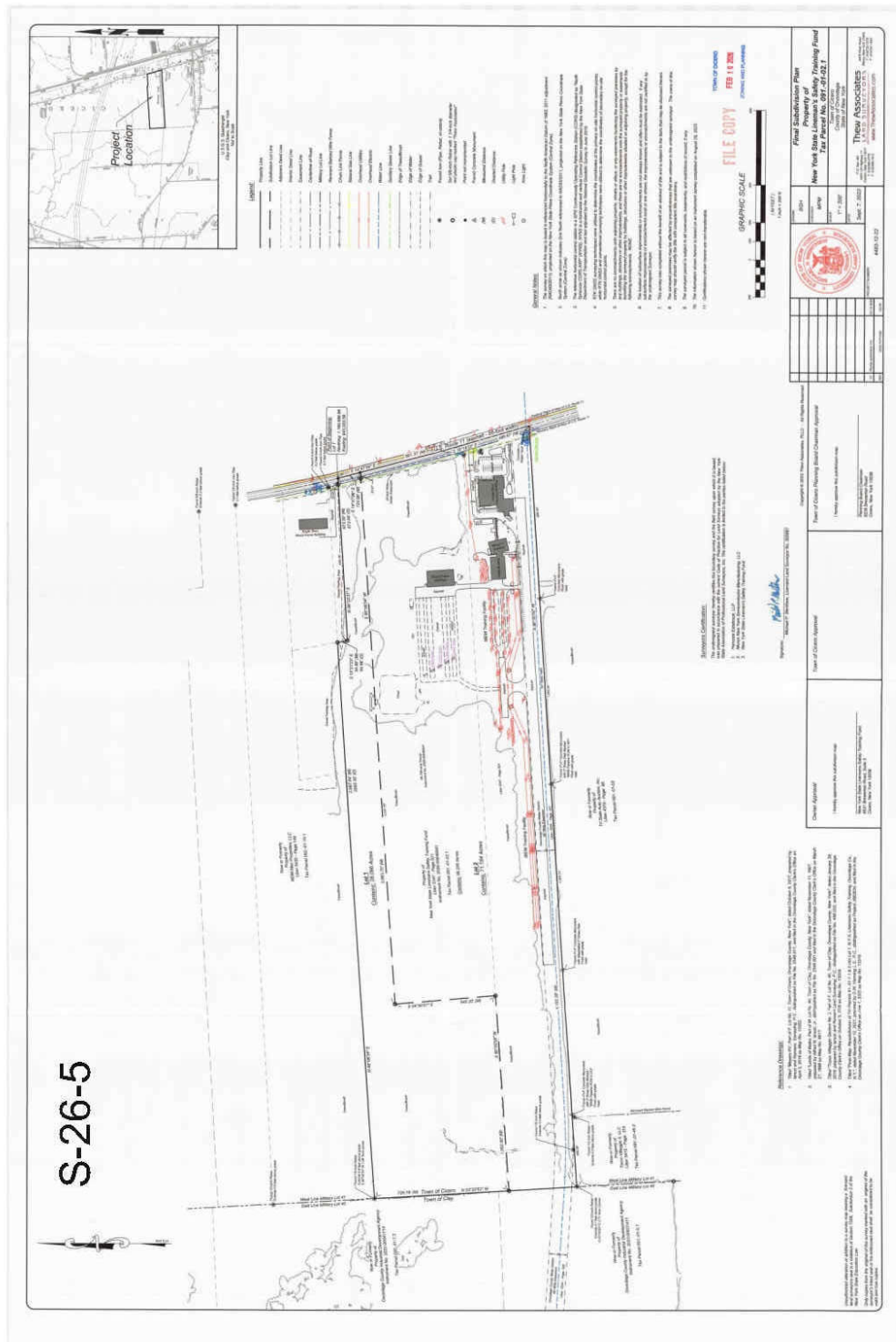
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of 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 spur 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 8-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, and a RV 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 roadway 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 internal 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 or 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 new 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 larger area 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

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

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

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

Other: The existing facility has connections to public drinking water and sewers and no 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 authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # S-26-6

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Eldan Homes for the property located at Northeastern corner of Downer Street and Commene Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Downer Street Road (Route 31), a state highway; and

WHEREAS, 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; and

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

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

1. The Town must ensure the wetlands have been delineated and all confirmed wetlands, the associated 100'-buffer, and information regarding the wetland delineation should be shown on the plans for 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.
2. Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department for further information. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board encourages the applicant to preserve tree cover wherever possible to enhance buffering and benefit habitants and stormwater management.

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

Case Number: S-26-6
Type of Action: PRELIMINARY SUBDIVI
Applicant: Eldan Homes

Related Cases:

Referring Board: Town of Van Buren Planning Board

Date Received: 2/27/2026
30-Day Deadline: 3/29/2026

Located: at Northeastern corner of
Downer Street and Commane

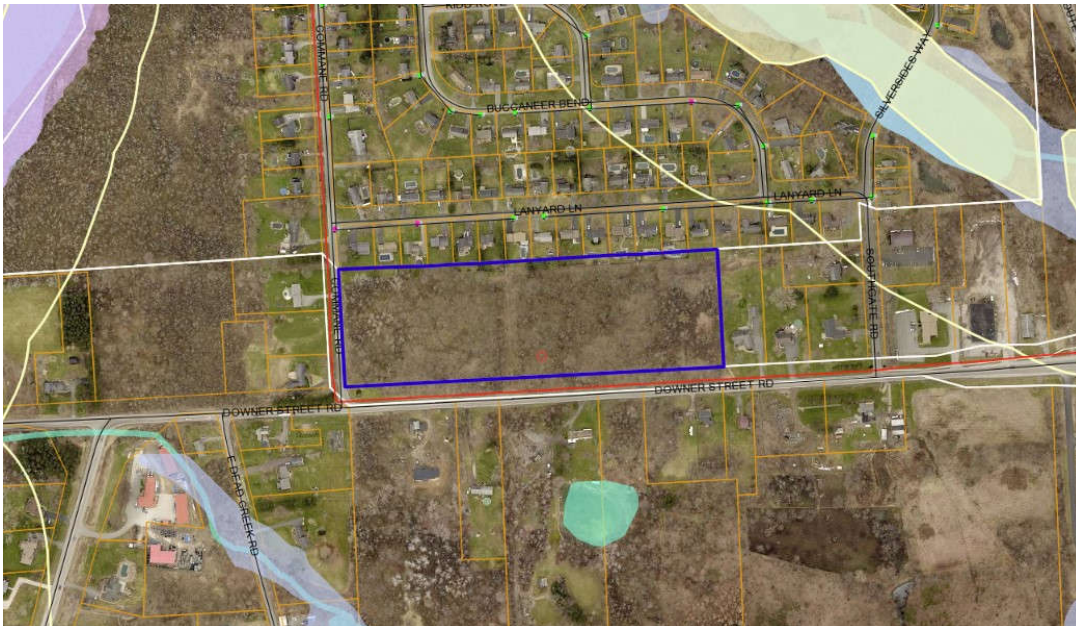
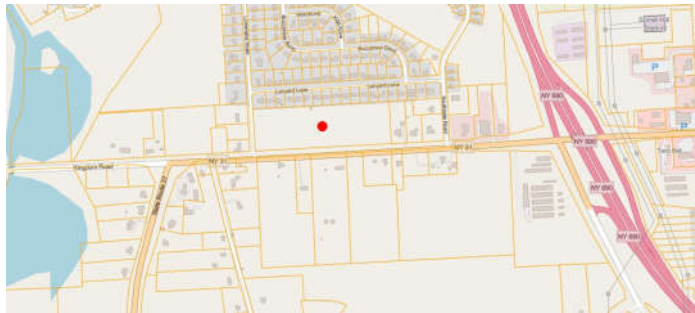
Tax Map Id: 036.-03-21.0

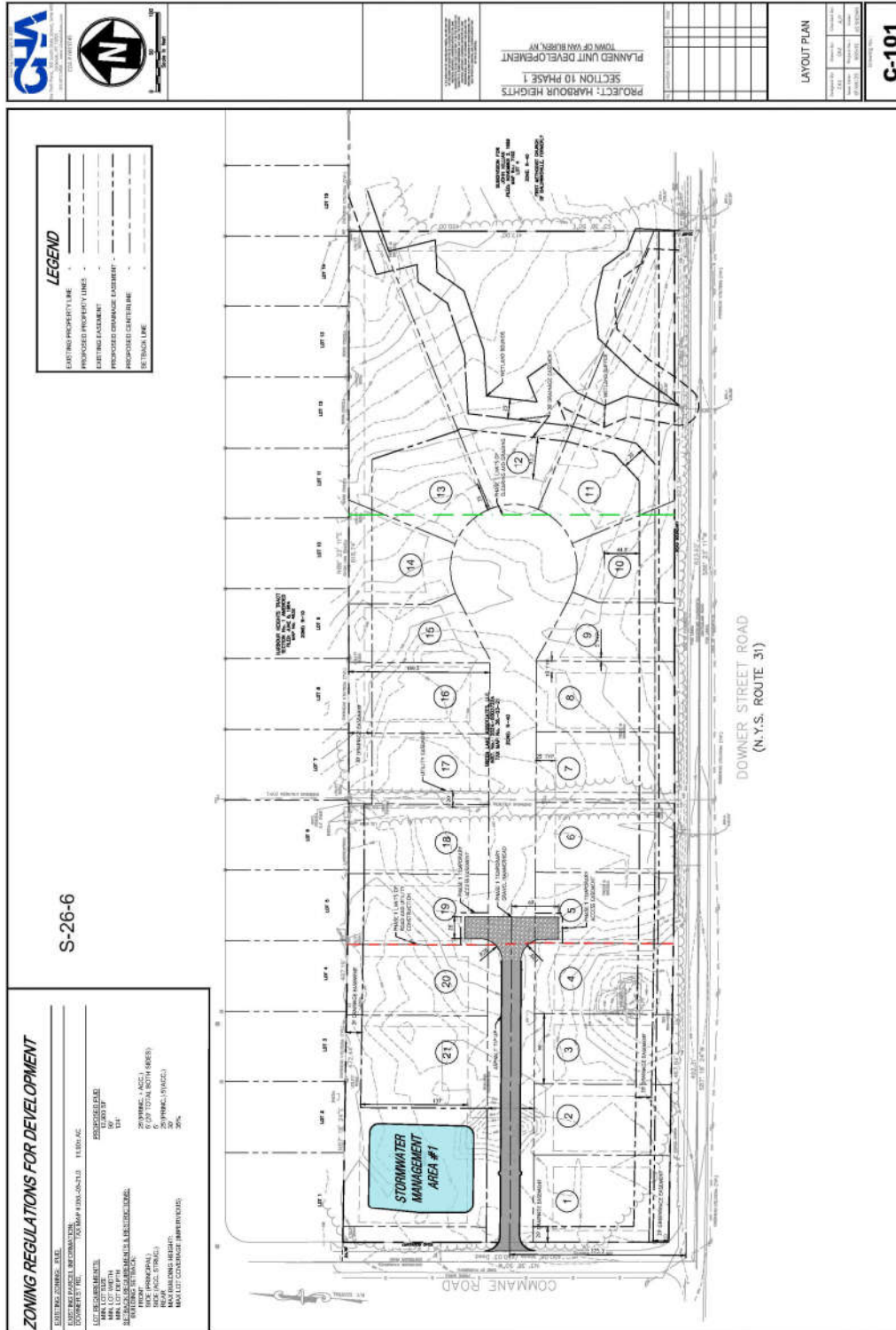
JURISDICTION:

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 Hart Heights Planned Unit Development PUD on site, providing comment encouraging the applicant to explore options for a cluster development and preserve tree cover 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 mapping 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 not detailed, but per a chart on the Layout Plan, the proposed PUD will have a 12,900 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) and the end of 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 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 the site will be disturbed by the proposed project and "stormwater will be discharged to the existing drainage-way on the east side of the property that conveys the water runoff from Commune Road and the subject property through the existing subdivision drainage system." Per the EAF, the stormwater management basin will be 0.8 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 under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
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 proposed Lots 12 and 13.

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

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 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 standard 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.

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 OCV 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 flow will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.htm>

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>*

OCPB Case # Z-26-44

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Park Ridge TLE, LLC for the property located at 8233 Park Ridge Path; and

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

WHEREAS, 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; and

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

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

The Board encourages the addition of landscaping and screening to further buffer the site from adjacent residential land uses while also reducing stormwater runoff and improve stormwater quality.

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

Case Number: Z-26-44
Type of Action: SPECIAL PERMIT
Applicant: Park Ridge TLE, LLC

RelatedCases: Z-26-45

Referring Board: Town of Clay Planning Board

Date Received: 2/20/2026
30-Day Deadline: 3/22/2026

Located: at 8233 Park Ridge Path

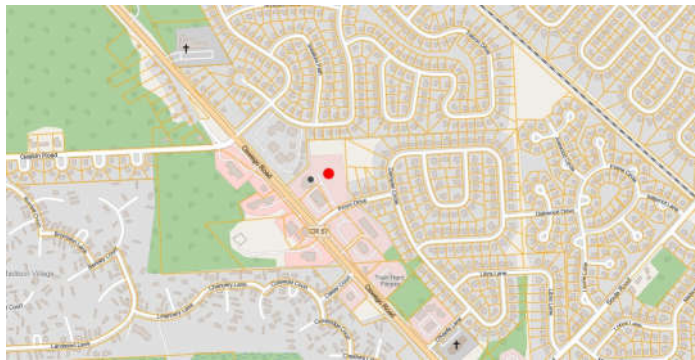
Tax Map Id: 067.-11-01.1

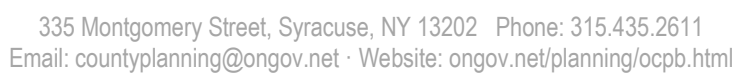
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of 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, the office buildings had been approved previously, only one was constructed, but parking for all three buildings was constructed. The daycare building will count as 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, no direct access to Oswego Road will be permitted.
Proposed Site Layout:	Per the Project Narrative, the applicant proposes construction of a 10,000 sf 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 in 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 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.
Parking:	No changes to the existing 113-space parking lot are proposed except two curb 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), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: The existing building is served by public drinking water infrastructure and a new 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 hydrant test information, evaluate backflow prevention requirements, and/or request that 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 in Wetzell Road Wastewater Treatment Plant and Gaskin Road Pump Station service areas. A new connection is proposed for the daycare building.

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

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road currently has public transit service and service will continue after planned updates to the transit system. Bus stops are located within 0.15 miles of the site

Per aerial imagery, there are no sidewalks along Park Ridge Path, Provo Drive, Oswego Road in this area.

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>*

OCPB Case # Z-26-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of The Learning Experience (Park Ridge Path) for the property located at 8233 Park Ridge Path; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board encourages the addition of landscaping and screening to further buffer the site from adjacent residential land uses while also reducing stormwater runoff and improve stormwater quality.

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

Case Number: Z-26-45
Type of Action: SITE PLAN
Applicant: The Learning Experience

Related Cases: Z-26-44

Referring Board: Town of Clay Planning Board

Date Received: 2/20/2026

30-Day Deadline: 3/22/2026

Located: at 8233 Park Ridge Path

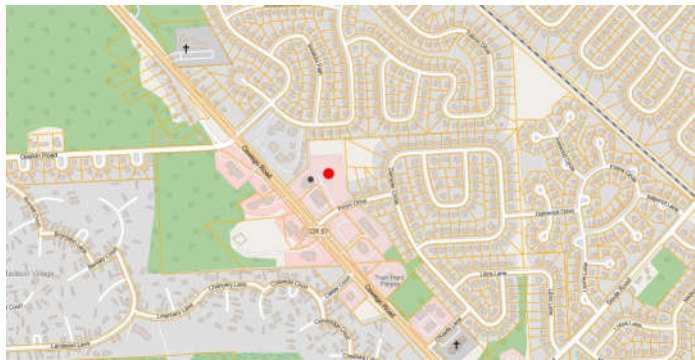
Tax Map Id: 067.-11-01.1

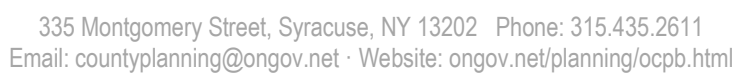
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 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, the office buildings had been approved previously, only one was constructed, but parking for all three buildings was constructed. The daycare building will count as 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, no direct access to Oswego Road will be permitted.
Proposed Site Layout:	Per the Project Narrative, the applicant proposes construction of a 10,000 sf 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 in 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 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.
Parking:	No changes to the existing 113-space parking lot are proposed except two curb 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), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: The existing building is served by public drinking water infrastructure and a new 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 hydrant test information, evaluate backflow prevention requirements, and/or request that 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 in Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service areas. A new connection is proposed for the daycare building.

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

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road currently has public transit service and service will continue after planned updates to the transit system. Bus stops are located within 0.15 miles of the site

Per aerial imagery, there are no sidewalks along Park Ridge Path, Provo Drive, Oswego Road in this area.

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>*

OCPB Case # Z-26-46

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of 7835 Goguen Drive Contractors Service Yard for the property located at 7835 Goguen Drive; and

WHEREAS, General Municipal Law Section 239-l-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and

WHEREAS, 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; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The Board reiterates its prior Informal Review feedback for consideration as part of local review:

1.The Town is advised to ensure that applicant has obtained all applicable New York State Department of Environmental Conservation permits and approvals regarding bulk fuel storage, and show any required mitigation on the proposed site plan prior to municipal consideration of this proposal.

2.The Town should require the applicant to confirm the location of any federal wetlands and related stream channels on the site. All confirmed wetlands should be shown on the plans for 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 prior to, or as a condition of, municipal approval.

Case Number: Z-26-46
Type of Action: SITE PLAN
Applicant: 7835 Goguen Drive Contr

Related Cases:

Referring Board: Town of Clay Planning Board

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 7835 Goguen Drive

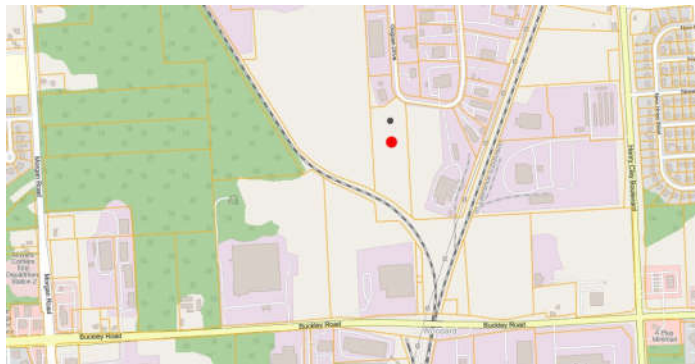
Tax Map Id: 087.-01-08.1

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 a 1 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 applicable 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 special 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 allow 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 railroad 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 Henry Clay Boulevard.
Access:	The site's sole road access is from Goguen Drive, a town-owned road which leads 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 are to 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 bulk 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 EAF 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 permit 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 store fuel on site but there would be other tanks on site when they are not being utilized 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 any additional stormwater runoff. No further details regarding stormwater management were provided.

Other: Per the EAF “Heavy equipment during construction may produce intermittent noise levels above ambient.” No further discussion of noise was included with the referral 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 no changes to the current infrastructure are proposed. Per the EAF, the proposal will 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 western boundary.

The federally regulated Class C stream is depicted crossing the site on the Site Layout Plan, but any NYS wetlands or the boundary of the Class C stream are not depicted. Per Notes on the Site Layout Plan, there are no NYS wetlands on or within 100’ of the site, but information regarding the date of that information or any 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 U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans of the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Plants/Animals: 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>*

OCPB Case # Z-26-47

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Dwell Equity Group, LLC (Michael Harper) for the property located at 4774 Cleveland Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Maykes Road (Route 129), a county highway; and

WHEREAS, 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; and

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

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

Prior to issuance of the area variance, the Town must ensure adequate sewerage coordination with the Onondaga County Department of Water Environment Protection (WEP) regarding:

- obtaining capacity assurance,
- direct connection to a county trunk sewer has specific requirements
- permission to construct driveways across the county-owned sewer easement

OCDWEP requires the applicant to submit a Site Plan and Stormwater Pollution Prevention Plan (SWPPP) to the Department for review and approval, to ensure the proposed development activity within or near the County's critical infrastructure easement/ROW is not negatively impacted. The Site Plan and SWPPP shall be submitted to the OCDWEP Collection System Director. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Board encourages retention of tree cover via covenants or other means, to aid in stormwater management, flooding, and viewshed protection.
3. The Board encourages the municipality to require highly sensitive lands including stream corridors, steep slopes, 100-year floodplain, as well as stormwater management facilities be located

on non-residential parcels and conveyed to the municipality or related stewardship entity to offer increased protection from encroachment, minimize liability for landowners, and allow for access for maintenance activities as necessary.

4. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways and wetland and floodplain boundaries. Additionally, if changes to the proposal or plans are expected, the municipality is encouraged to hold off referring the application to this Board until all changes are complete and reflected in the plans.

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

Case Number: Z-26-47
Type of Action: AREA VARIANCE
Applicant: Dwell Equity Group, LLC

Related Cases:

Referring Board: Town of Onondaga Zoning Board of Appeals

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 4774 Cleveland Road

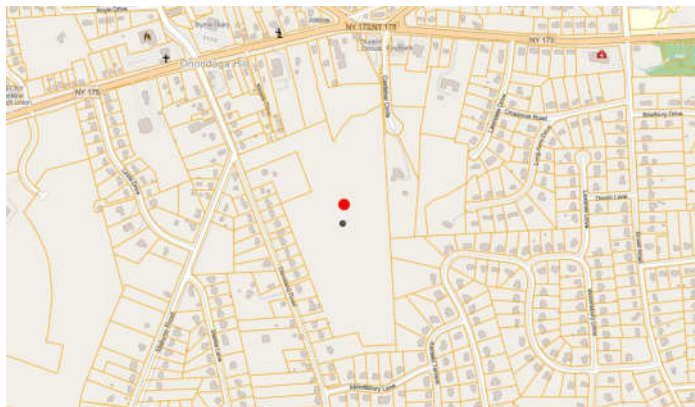
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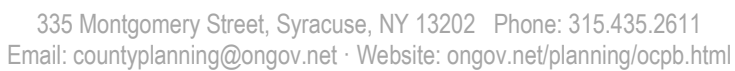
JURISDICTION:

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 subn Stormwater Pollution Prevention Plan (SWPPP) to WEP and to the City of Syrac Department of Engineering. The Board also encouraged retention of as much ti 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 Turnpi near its intersection with Onondaga Road and South Avenue. The parcel is loca on a steeply sloping hillside, containing tributary streams leading to Onondaga Creek, behind the residential and commercial lots lining West Seneca Turnpike Cleveland Road; the parcel has three connections to Cleveland Road, a local ro
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 (11 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 stre 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 onto Cleveland Road, each lot containing half of a shared driveway (under a propose access easement) allowing access to the proposed residences.
Variances:	Per the referral, the applicant is requesting variances to allow proposed Lots 100 and 101 to have 30' of frontage each on Cleveland Road when Town code requ a minimum lot frontage of 90' on a collector road, and allow the 30' lot widths wh code requires a lot width of 125' for lots served by public water and sewer. Per 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 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-sac. The currently proposed access road would be a shared driveway to service two residential lots.
Easements:	Per the Variance Map, the site is bisected by a 25'-wide Onondaga County-own 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 distur by the project as a whole. The EAF notes "All point source discharge to be direc

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

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

Drinking Water: 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 hydrant test information, evaluate backflow prevention requirements, and/or request that 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 located in the Metropolitan Wastewater Treatment Plant service area. The applicant is proposing direct connection to the WEP trunk sewer that crosses the site which requires additional permissions from WEP.

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

Wetlands: GIS mapping shows a riverine federally protected class C stream (ID 895-31 per 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, but 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 state wetland buffer on the site. All confirmed wetlands should be shown on the plans of the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

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 on 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 affect the free flow of nearby waterways and drainage, and building within a floodplain

therefore discouraged.

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

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

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

OCPB Case # Z-26-48

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Zoning Board of Appeals at the request of Niagara Mohawk Power Corp. dba National Grid for the property located at 4310 Onondaga Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel; and

WHEREAS, 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; and

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

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

The Board encourages the Town to require landscaping and screening along the National Grid site boundaries facing Onondaga Boulevard.

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

Case Number: Z-26-48
Type of Action: SITE PLAN
Applicant: Niagara Mohawk Power

Related Cases: S-26-4 Z-26-49
Z-26-50
Referring Board: Town of Onondaga Zoning
Board of Appeals

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 4310 Onondaga Boulevard

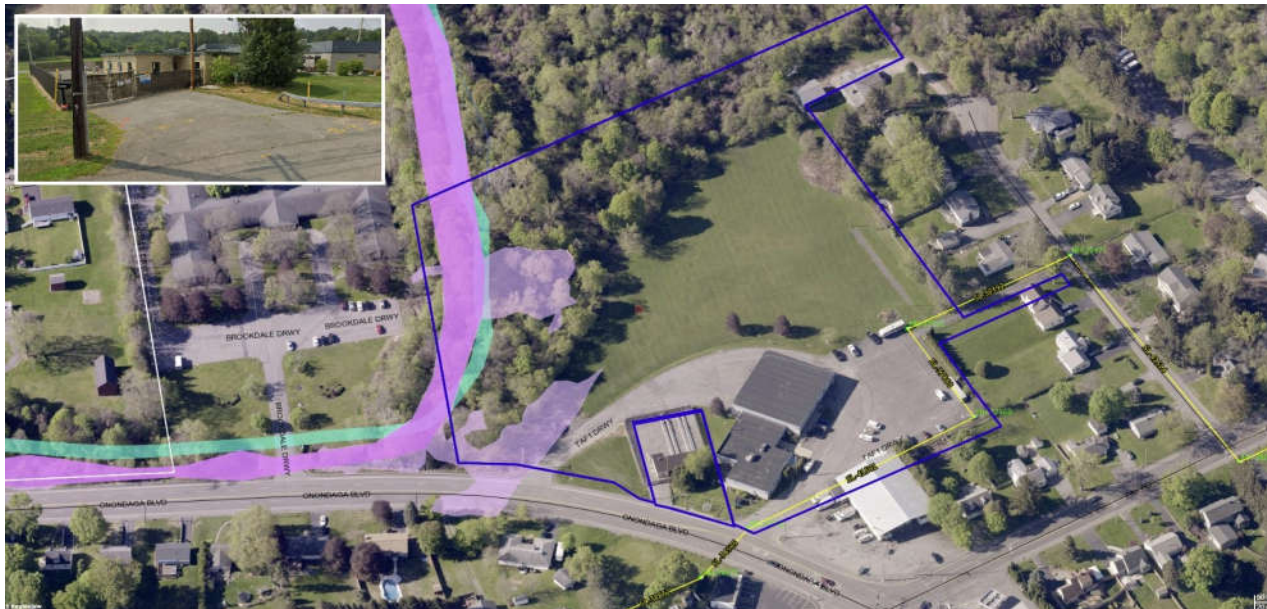
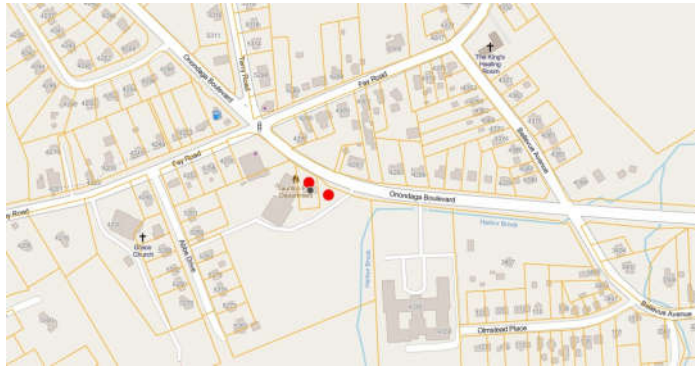
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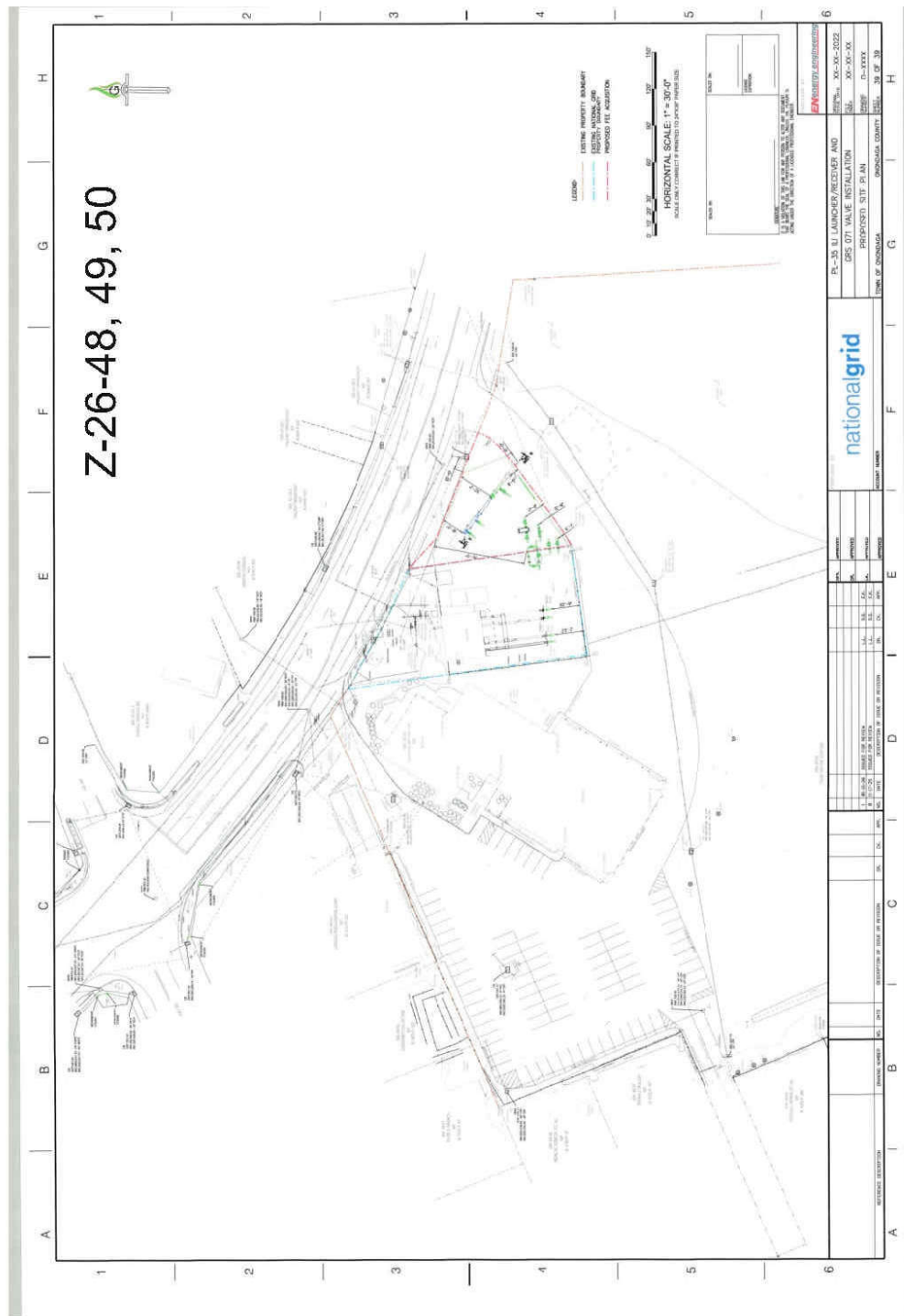
JURISDICTION:

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 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 25' x 4 accessory storage building at the adjacent Fire Department, encouraging the Town 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 grassy 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 road. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all 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 perimeter 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 site 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 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 greater 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, side, or rear lot line, the Town will approve the site plan detailing distances from parcel 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 as close as 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 narrow to 20'-wide, crossing the rear 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 EAF 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 drainage 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 floodplain 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. From the referral materials, the stream and its floodplain and floodway are located outside of the project-area, but the proposed gas line easement crosses an area noted as "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 extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

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

OCPB Case # Z-26-49

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Niagara Mohawk Power Corp. dba National Grid for the property located at 4310 Onondaga Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel; and

WHEREAS, 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; and

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

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

The Board encourages the Town to require landscaping and screening along the National Grid site boundaries facing Onondaga Boulevard.

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

Case Number: Z-26-49
Type of Action: SPECIAL PERMIT
Applicant: Niagara Mohawk Power

Related Cases: S-26-4 Z-26-48
Z-26-50
Referring Board: Town of Onondaga Zoning
Board of Appeals

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 4310 Onondaga Boulevard

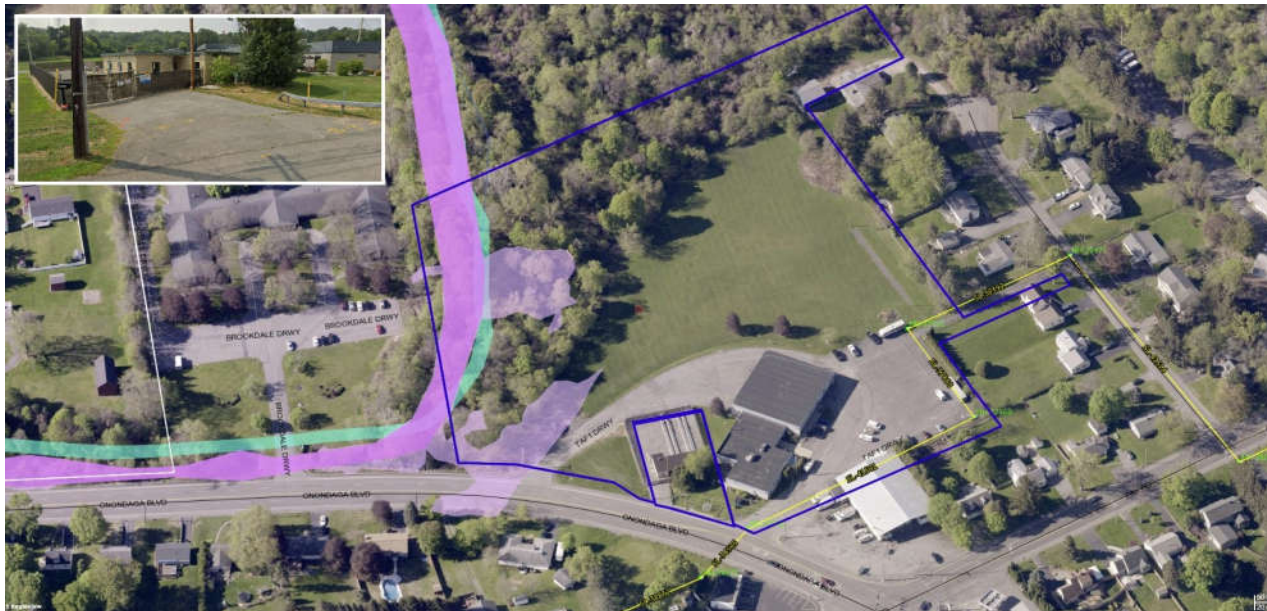
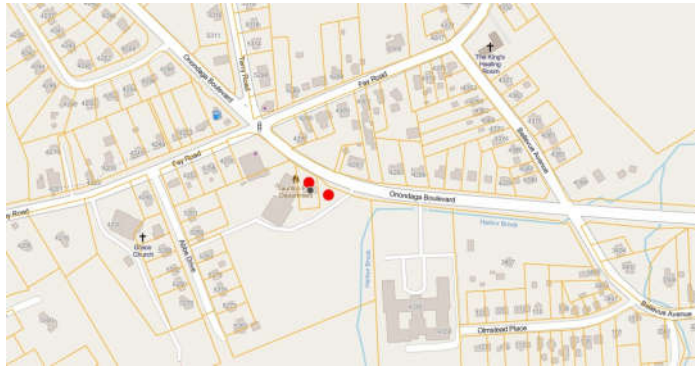
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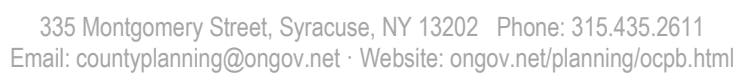
JURISDICTION:

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 25' x 4 accessory storage building at the adjacent Fire Department, encouraging the Town 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 grassy 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 road. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all 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 perimeter 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 site 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 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 greater 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, side or rear lot line, the Town will approve the site plan detailing distances from parcel 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 as close as 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 narrow to 20'-wide, crossing the rear 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 EAF 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 drainage 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 floodplain 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. From the referral materials, the stream and its floodplain and floodway are located outside of the project-area, but the proposed gas line easement crosses an area noted as "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 extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

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

OCPB Case # Z-26-50

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Niagara Mohawk Power Corp. dba National Grid for the property located at 4310 Onondaga Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel; and

WHEREAS, 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; and

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

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

The Board encourages the Town to require landscaping and screening along the National Grid site boundaries facing Onondaga Boulevard.

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

Case Number: Z-26-50
Type of Action: AREA VARIANCE
Applicant: Niagara Mohawk Power

Related Cases: S-26-4 Z-26-48
Z-26-49
Referring Board: Town of Onondaga Zoning
Board of Appeals

Date Received: 2/24/2026
30-Day Deadline: 3/26/2026

Located: at 4310 Onondaga Boulevard

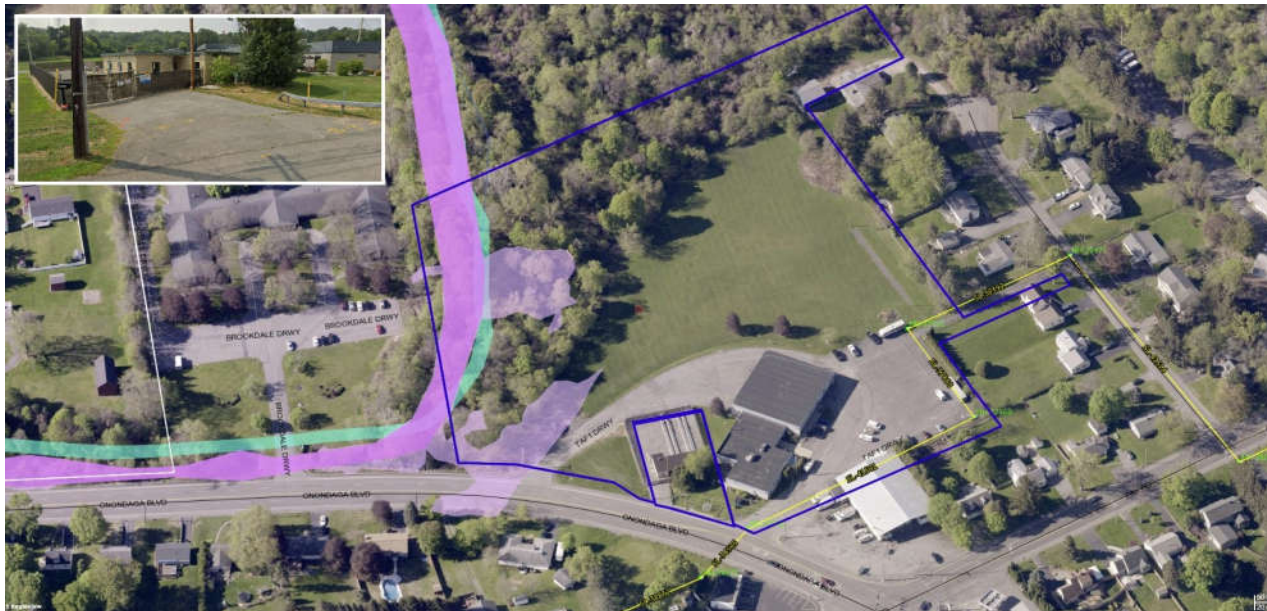
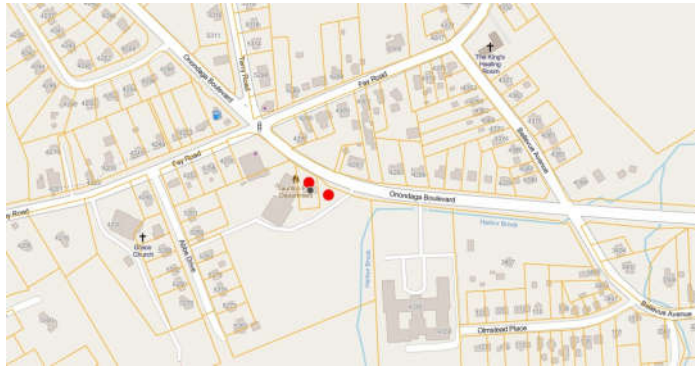
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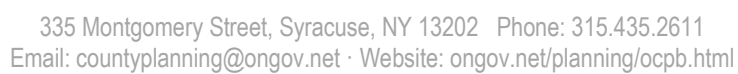
JURISDICTION:

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 25' x 4 accessory storage building at the adjacent Fire Department, encouraging the Town 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 grassy 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 road. No changes are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all 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 perimeter 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 site 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 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 greater 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, side or rear lot line, the Town will approve the site plan detailing distances from parcel 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 as close as 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 narrow to 20'-wide, crossing the rear 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 EAF 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 drainage 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 floodplain 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. From the referral materials, the stream and its floodplain and floodway are located out of the project-area, but the proposed gas line easement crosses an area noted as "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 extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

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

OCPB Case # Z-26-51

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Salt Point Rentals, LLC for the property located at 8710 Cazenovia Road; and

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

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

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

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

1. The New York State Department of Transportation requires the applicant to coordinate regarding Cazenovia Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans and required permits obtained prior to, or as a condition of, municipal approval.
2. The municipality must require a new wetland delineation and the delineated wetlands, 100' buffer, and delineation information must be shown on final plans. 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 prior to municipal approval of the proposed project.
3. The plans must be modified to show how stormwater is being managed/will be managed on site.

The Town is advised to consider the potential community impacts of introducing a strictly auto-oriented commercial storage use to character goals and vision for this rural and hamlet setting. Further, the submitted plans should be modified to provide more detail regarding stormwater and wetlands prior to consideration of the proposed use variance.

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

Case Number: Z-26-51
Type of Action: SITE PLAN
Applicant: Salt Point Rentals, LLC

Related Cases: Z-26-52

Referring Board: Town of Pompey Planning Board

Date Received: 2/25/2026
30-Day Deadline: 3/27/2026

Located: at 8710 Cazenovia Road

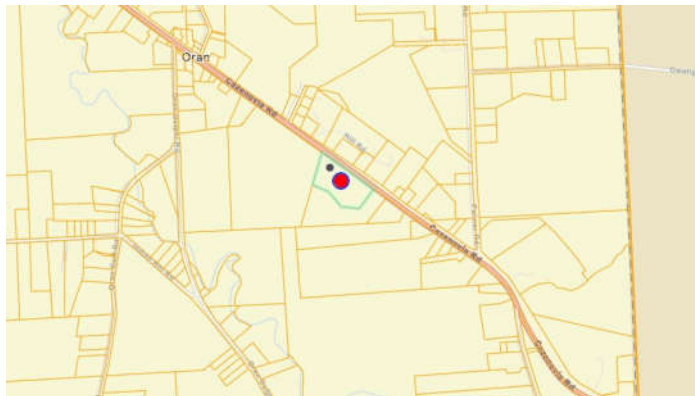
Tax Map Id: 005.-06-18.2

JURISDICTION:

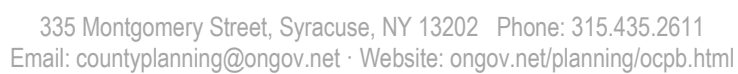
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway

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-20-166-20-18) to divide a 22-acre parcel into two new lots and the change the proposed 8.564-acre parcel from a Farm (F) zoning district to a Hamlet Commercial (HC) zoning district. A previous version of this subdivision was reviewed in 2019 (S-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:	Use Variance referral (Z-26-52) to allow construction of the self-storage building a Hamlet Commercial zoning district.
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 tracts of undeveloped land. Limestone Creek and its 100-year floodplain and floodway nearby.
Existing Site Layout:	Per aerial imagery, the site contains an office building in the northwest corner of site, along the Cazenovia Road frontage. A small pond is adjacent to the office 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 buildings 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 a Town Use Schedule, the HC district allows uses including auto service, restaurants, 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 zoning 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 if use 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 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 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 have 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 92. 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 or proposed driveways on Cazenovia Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/27/26, 4.4 acres of the site will be disturbed by the proposed project and stormwater will be managed via on-site detention basins. No stormwater basins are indicated on the provided plans; 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 under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The existing 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, is out of 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 will occur within the wetland buffer area. ADVISORY NOTE: Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans of the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
Plants/Animals:	The site may contain the Northern harrier, or its associated habitat, which has been 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 sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

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

OCPB Case # Z-26-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Salt Point Rentals, LLC for the property located at 8710 Cazenovia Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Town is advised to consider the potential community impacts of introducing a strictly auto-oriented commercial storage use to character goals and vision for this rural and hamlet setting. Further, the submitted plans should be modified to provide more detail regarding stormwater and wetlands prior to consideration of the proposed use variance.

Regarding the proposed development of the site:

1. The New York State Department of Transportation requires the applicant to coordinate regarding Cazenovia Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans and required permits obtained prior to, or as a condition of, municipal approval.
2. The municipality must require a new wetland delineation and the delineated wetlands, 100' buffer, and delineation information must be shown on final plans. 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 prior to municipal approval of the proposed project.
3. The plans must be modified to show how stormwater is being managed/will be managed on site.

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

Dennis - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-26-52
Type of Action: USE VARIANCE
Applicant: Salt Point Rentals, LLC

RelatedCases: Z-26-51

Referring Board: Town of Pompey Zoning Board of Appeals

Date Received: 2/25/2026
30-Day Deadline: 3/27/2026

Located: at 8710 Cazenovia Road

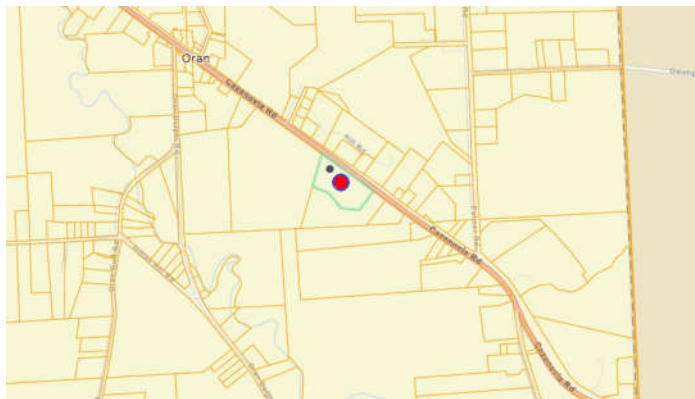
Tax Map Id: 005.-06-18.2

JURISDICTION:

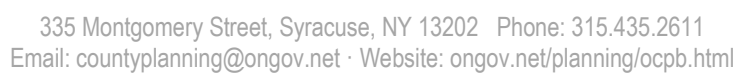
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway

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-20-166-20-18) to divide a 22-acre parcel into two new lots and the change the proposed 8.564-acre parcel from a Farm (F) zoning district to a Hamlet Commercial (HC) zoning district. A previous version of this subdivision was reviewed in 2019 (S-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 tracts of undeveloped land. Limestone Creek and its 100-year floodplain and floodway nearby.
Proposed Zoning:	Per the Site Layout Plan dated 1/27/26, the nine 40'x120' self-storage buildings 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 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 a Town Use Schedule, the HC district allows uses including auto service, restaurants, 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 zoning 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 if use 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 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 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 have 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 92.

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 or proposed driveways on Cazenovia Road must meet Department requirements.

Stormwater: Per the Environmental Assessment Form (EAF) dated 1/27/26, 4.4 acres of the site will be disturbed by the proposed project and stormwater will be managed via on-site detention basins. No stormwater basins are indicated on the provided plans; 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 under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: The existing 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, is out of 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 will occur within the wetland buffer area.

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

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

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

(SEQR) process.

Plants/Animals: The site may contain the Northern harrier, 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>*

OCPB Case # Z-26-54

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of David A. Schlosser (for Coppertop Tavern) for the property located at 3220 Erie Boulevard East; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and

WHEREAS, 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; and

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

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

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

Case Number: Z-26-54
Type of Action: SITE PLAN
Applicant: David A. Schlosser (for C

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Date Received: 2/26/2026
30-Day Deadline: 3/28/2026

Located: at 3220 Erie Boulevard East

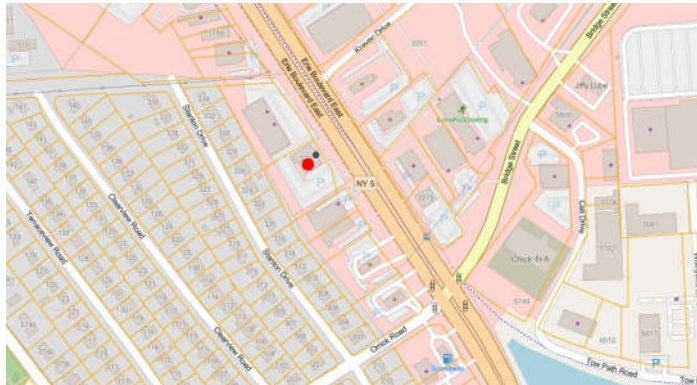
Tax Map Id: 045.-05-01.2

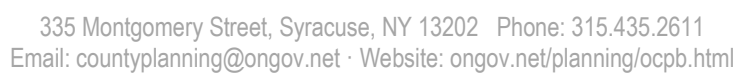
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 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 an 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, to the Onondaga County Department of Water Environment Protection. Site plan referral (Z-21-297) to allow outdoor seating and site plan referral (Z-16-175) 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 190 sf 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>*

OCPB Case # Z-26-55

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Sweetheart Corner Redevelopment for the property located at 102 1/2 Wally Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of 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; and

WHEREAS, 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; and

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

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

The Board offers the following requirements and comments regarding future proposed development of the site:

1. The New York State Department of Transportation requires the applicant to coordinate Brewerton Road access plans with them. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and complete a Traffic Impact Study (TIS) with a gap analysis at AM/PM peak hours for the full build out to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

4. The Board encourages the Town to ensure the impact of the proposed driveway to Wally Road is mitigated by appropriate buffers, landscaping, and screening.
5. The Town and applicant are encouraged to consider the practical necessity of parking and to look at opportunities to reduce parking requirements for this shared mixed use site.
6. The Board would like the Town and applicant to consider reconstruction of sidewalks along road frontages, set back from the right-of-way, and with a planting strip along right-of-way.

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

Related Cases:

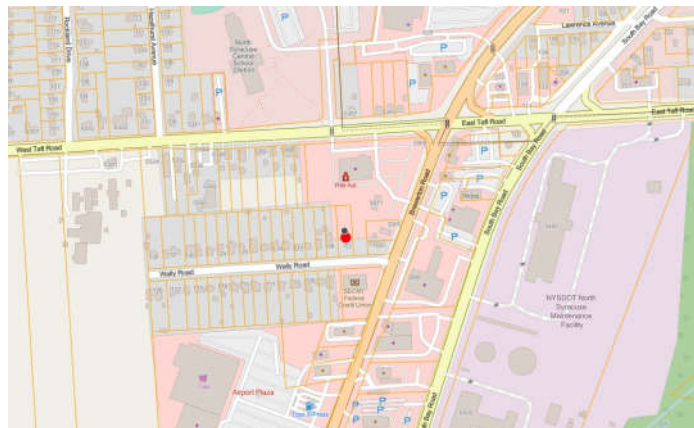
Referring Board: Town of Clay Town Board

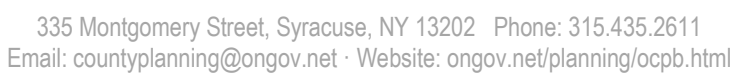
Located: at 102 1/2 Wally Road

Tax Map Id: 117.-10-26.0

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

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 its 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 re-development of the former Rite-Aid building site at the corner of Brewerton Road 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 arranged 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 to 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, personal 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 the 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 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 former 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 create 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 to West 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 extend from the commercial area to a full-access driveway onto Wally Road, local road.

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

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

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

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

Drinking Water: The subject area is not currently connected to public drinking water and no connections are proposed at this time. Reconnections will be necessary for the 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 flow will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.htm>

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

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

OCPB Case # Z-26-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Benderson Development Co., LLC for the property located at 5315 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 98 / Old Route 5), a county highway; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires the applicant to submit site plans to the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
 2. Per the Onondaga County Water Authority, Engineering Department (OCWA), the municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the OCWA Engineering Department to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.
 3. The Onondaga County Department of Water Environment Protection requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.
1. The Town is encouraged to work with the Onondaga County Department of Transportation regarding the installation of sidewalks along West Genesee Street in front of the site. The sidewalks should be located behind the existing street trees along with a planting strip along the right-of-way to

protect the trees, offer snow storage, and improve pedestrian safety.

2. The applicant is also encouraged to incorporate internal sidewalks, crosswalks, and bicycle racks into the site design to ensure safe pedestrian access to the proposed building.
3. The applicant is encouraged to install additional plantings and landscaping to both screen the intense auto-use of the site and improve aesthetics.

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

Case Number: Z-26-56
Type of Action: SITE PLAN
Applicant: Benderson Development

Related Cases:

Referring Board: Town of Camillus Planning Board

Date Received: 2/27/2026
30-Day Deadline: 3/29/2026

Located: at 5315 West Genesee Street

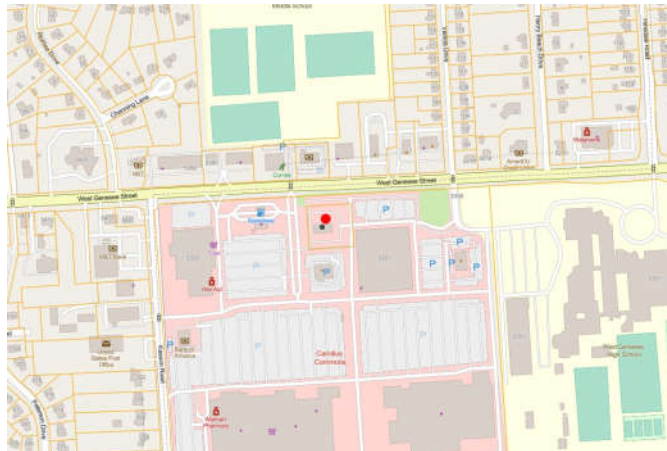
Tax Map Id: 066.-01-11.0

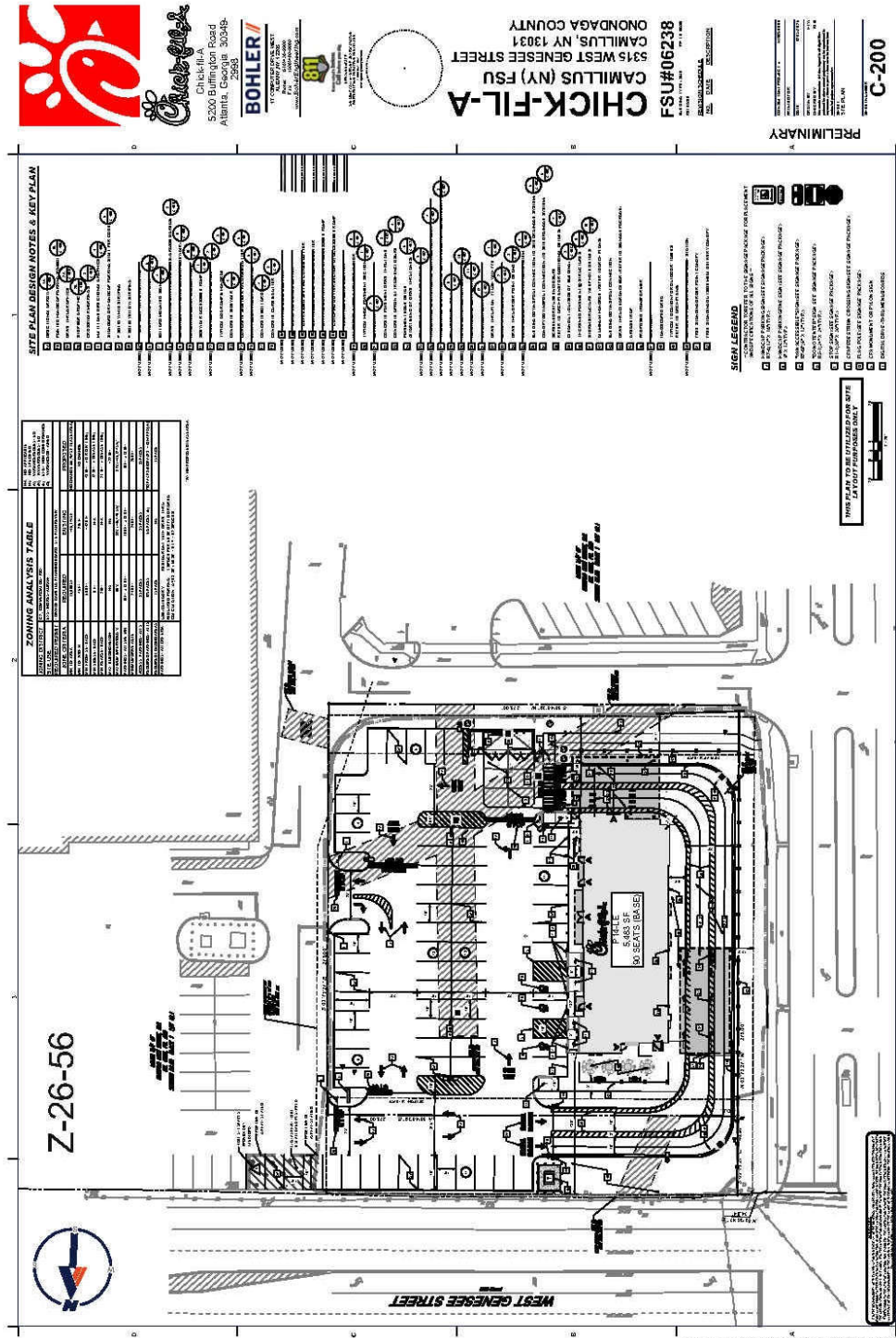
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 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, Lowe's, Tops 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 Kass 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 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 Kass 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 drive access to the plaza parking lot, between the outdoor seating and the drive-thru, between the southern portion of the subject area and an internal roadway. Existing 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 west 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 proposal results in a decrease of impervious surface coverage.

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

Drinking Water: The 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 flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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

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

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

Bike/Ped/Transit: Per aerial imagery, there are existing sidewalks along the plaza driveway from V Genesee Street and along the West Genesee Street frontage west of the subject 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 connecting to a sidewalk along an internal road in the plaza. Sidewalks along the West Genesee Street frontage are not depicted, neither are sidewalks connecting directly to the road frontage.

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

OCPB Case # Z-26-58

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Adam Richardson for the property located at 3350 Erie Boulevard East; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and

WHEREAS, 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; and

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

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

The applicant is encouraged to transition the asphalt striped areas to landscape to improve aesthetics, dissuade parking in prohibited areas, and aid in stormwater management.

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

Case Number: Z-26-58
Type of Action: AREA VARIANCE
Applicant: Adam Richardson

Related Cases:

Referring Board: Town of DeWitt Zoning Board of Appeals

Date Received: 2/27/2026
30-Day Deadline: 3/29/2026

Located: at 3350 Erie Boulevard East

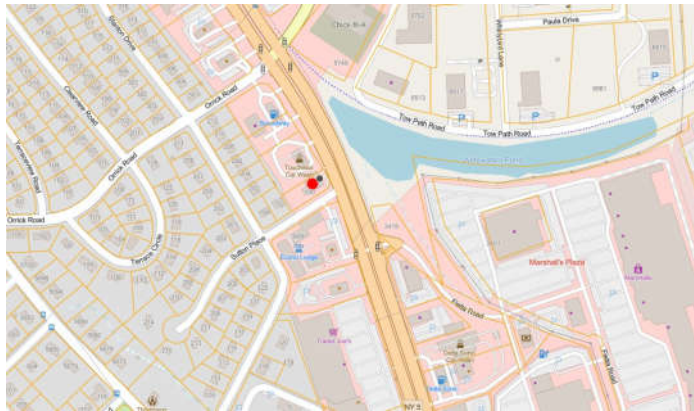
Tax Map Id: 048.-03-04.1

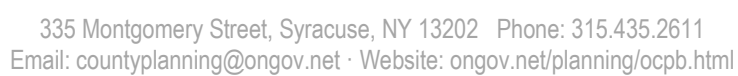
JURISDICTION:

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 reduce 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. The Board encouraged the applicant to close the Erie Boulevard East driveway and 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 sidewalk 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, a car wash, multiple fast food restaurants, and multiple retail plazas. The site abuts 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 depicted 19 spaces on site.
Project Detail:	The applicant is renovating an existing multi-tenant retail building to operate 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 in 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 parking located along that frontage from 5 spaces to 1 ADA space. Previously, the side of the building (fronting Sutton Place) had two asphalt areas 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 asphalt 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, loading 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 is proposed, but the proposed uses are anticipated to generate an increase in flow.

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

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 Place

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

OCPB Case # Z-26-59

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Maarten Jacobs & Anthony Rojas for the property located at 500-550 South Salina Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 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; and

WHEREAS, 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; and

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

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

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

Case Number: Z-26-59
Type of Action: SITE PLAN
Applicant: Maarten Jacobs & Anthon

Related Cases:

Referring Board: City of Syracuse Zoning
Administration

Date Received: 3/2/2026
30-Day Deadline: 4/1/2026

Located: at 500-550 South Salina Street

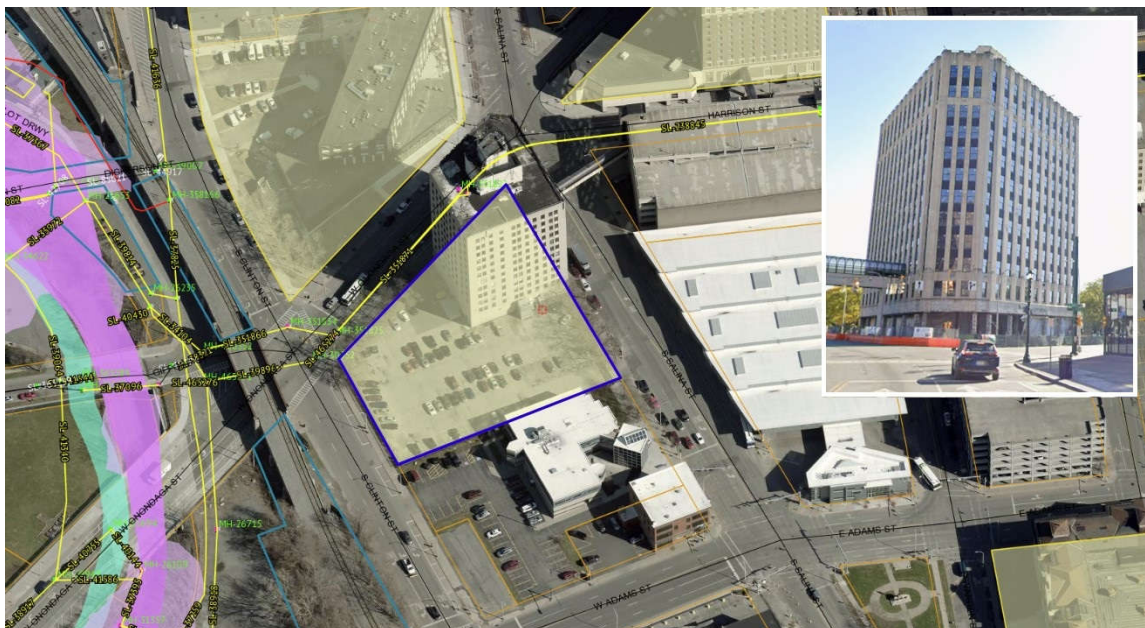
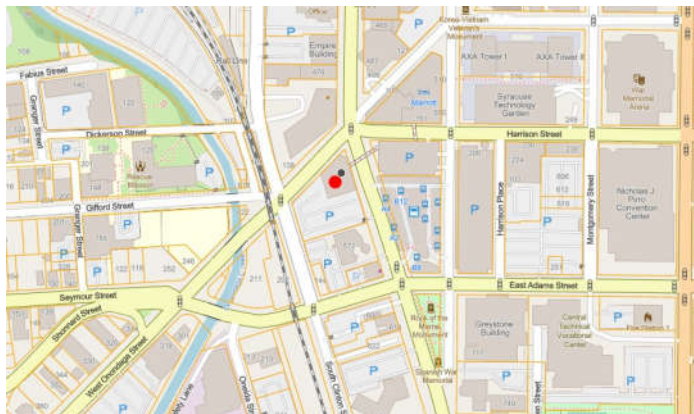
Tax Map Id: 096.-05-01.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 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





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-24-68) to allow extensive interior and exterior renovations of existing commercial building. The Board encouraged landscaping and screening 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 existing 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 a 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, 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), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Other:	The building is served by City of Syracuse drinking water and public sewers. 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 has been 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 sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).
(cont'd):	The site is within the South Salina Street Downtown Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Camillus Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Wednesday, March 4, 2026
RE: GML Administrative Review - town-wide
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-43
REFERRING BOARD: Town of Camillus Town Board
DATE RECEIVED: 2/18/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Camillus
LOCATION: town-wide
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

TAX ID(s):

RELATED CASES:

Project Summary: The Town of Camillus is proposing a Town-wide twelve-month moratorium to “prohibit the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems (BESS) anywhere within the Town” while the Town “considers zoning changes and the enactment of zoning measures to specifically address the matters of community concern.”

The moratorium excludes BESS's that have previously been approved or are located on Town-owned property, but “modification, enlargement, and/or alteration” of these previously approved BESS is prohibited.

Applications for relief from the moratorium may be filed with the Town Code Enforcement Officer and reviewed by the Town Board, which may refer the application to the Town Planning Board for recommendations. Any request for relief will also will be subject to a public hearing.

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

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

Recommendations: No Position

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

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Zoning Board of Appeals
FROM: Troy Waffner, Director Of Planning
DATE: Wednesday, March 4, 2026
RE: GML Administrative Review - at 4621-4623 East Genesee Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-53
REFERRING BOARD: Town of DeWitt Zoning Board of Appeals
DATE RECEIVED: 2/25/2026
TYPE OF ACTION: AREA VARIANCE
APPLICANT: Pickwick Shoppe
LOCATION: at 4621-4623 East Genesee Street
WITHIN 500' OF: 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 East Genesee Street (Route 92), Erie Boulevard (Route 5) and Interstate Route 481, all state highways
TAX ID(s): 062.-05-27.1
RELATED CASES:

Project Summary: The applicant is requesting an area variance to install tenant signs 3 inches below the eaves where 12 inches is required in a Business Transitional zoning district. Per the application, the location of the signs has not changed and the variances would legalize the existing sign locations.

The applicant is proposing replacing signage at a small single-story multi-tenant plaza. The eaves of the building overhang the walkway in front of the tenant doors and lowering the signage may obstruct the visibility of the sign or the views from the shop windows. The proposed signs include three 8'x1' signs, a 13'x1.67' sign, and a 6'x1.33' sign. No other site changes are proposed.

Recommendations: No Position

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

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration
FROM: Troy Waffner, Director Of Planning
DATE: Wednesday, March 4, 2026
RE: GML Administrative Review - at 1700 East Fayette Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-57
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 2/27/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: James Owen
LOCATION: at 1700 East Fayette Street
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway
TAX ID(s): 047.-05-01.0
RELATED CASES:

Project Summary: The applicant is proposing to legalize the commercial and residential land uses at an existing mixed-use development on a 0.13-acre parcel in a Neighborhood Center Mixed-Use (MX-2) zoning district. The existing three-story mixed use house is located at the corner of East Fayette Street and Columbus Avenue on the east side of Syracuse. To legalize the existing uses, the applicant is proposing establishment of a "Neighborhood Market" for the existing convenience mart on the first floor and establish a Residential Use for the three dwelling units on the second and third floors. No physical changes are proposed.

Recommendations: No Position

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

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration
FROM: Troy Waffner, Director Of Planning
DATE: Wednesday, March 4, 2026
RE: GML Administrative Review - at 911 North Salina Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-60
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/2/2026
TYPE OF ACTION: SPECIAL PERMIT
APPLICANT: Copani Properties, LLC, Ahmed M. Azzam, Thomas DiTullio
LOCATION: at 911 North Salina Street
WITHIN 500' OF: 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 Interstate Route 481, a state highway
TAX ID(s): 007.-35-16.0
RELATED CASES:

Project Summary: The applicant is requesting to establish a "Smoking Establishment" land use type in a vacant first floor commercial tenant space on a 0.19-acre parcel in an Urban Core Mixed Use (MX-4) zoning district. The site is located on the west side of North Salina Street, near Interstate 81, and is located in the North Salina Street Historic District.

To establish the smoking establishment, the applicant will complete interior renovations on the first floor. No exterior changes are proposed.

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

Recommendations: No Position

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, March 12, 2026
RE: GML Administrative Review - at 4621-4623 East Genesee Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-64
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 3/9/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Pickwick Shoppes
LOCATION: at 4621-4623 East Genesee Street
WITHIN 500' OF: East Genesee Street (Route 92) and Erie Boulevard (Route 5) and Interstate Route 481, all state highways
TAX ID(s): 062.-05-27.1
RELATED CASES: Z-26-53

Project Summary: The applicant is proposing a multi-tenant sign package in a Business Transitional zoning district. This multi-tenant sign package was previously referred to the Onondaga County Planning Board for an area variance application to allow the tenant to install signs 3 inches below the eaves where 12 inches is required (Z-26-53).

The site is a small single-story multi-tenant plaza located at the corner of Erie Boulevard East (NYS Route 5) and Pickwick Road, a local road. The applicant is proposing four signs identifying tenant spaces facing the parking area along Pickwick Road (east). Tenant space A, closest to Erie Boulevard East, will also have a sign facing the Erie Boulevard East frontage (south) and a sign facing west.

The Pickwick Road-facing signs will be three 8'x1' signs identifying tenant spaces B, C, and D. Tenant A will have a 13'x1'8" sign facing Pickwick Road, a 13'x1'8" sign facing west, and a 6'x1'4" sign facing Erie Boulevard East (south). No other site

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changes are proposed.

Recommendations: No Position

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

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