



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

April 01, 2026

I. ATTENDANCE

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

MEMBERS PRESENT

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

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon
Annie Amidon

GUESTS PRESENT

Isabelle Harris

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 01, 2026.

III. APPROVAL OF MINUTES

Minutes from March 11, 2026 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss -- yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas 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-26-7	TFabPB	<i>Modification</i>
S-26-8	TClaPB	<i>Modification</i>
S-26-9	TSaIZBA	<i>Modification</i>
Z-26-61	VSkaPB	<i>Modification</i>
Z-26-62	TEIbTB	<i>No Position With Comment</i>
Z-26-65	TFabPB	<i>Modification</i>
Z-26-66	TFabPB	<i>Modification</i>
Z-26-67	TOtiTB	<i>Modification</i>
Z-26-68	TManTB	<i>Modification</i>
Z-26-69	TCicPB	<i>Modification</i>
Z-26-71	TClaPB	<i>Modification</i>

Z-26-72	TClatB	<i>Modification</i>
Z-26-73	TClatZBA	<i>Modification</i>
Z-26-75	TLatPB	<i>Modification</i>
Z-26-76	TDewPB	<i>No Position</i>
Z-26-77	TDewZBA	<i>No Position</i>
Z-26-80	VManPB	<i>No Position With Comment</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-63	TOnoTB	<i>No Position</i>
Z-26-70	TOtiTB	<i>No Position</i>
Z-26-74	TLysTB	<i>No Position</i>
Z-26-78	CSyrZA	<i>No Position</i>
Z-26-79	CSyrZA	<i>No Position</i>
Z-26-81	CSyrZA	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:45am

OCPB Case # S-26-7

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 Fabius Planning Board at the request of Lupareo Perez-Carbajal for the property located at Highland Park 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 Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a 210.94-acre parcel into two new lots, Lot A (5.543 acres) and Lot B (206 acres), in an Agriculture (A-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:

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

Regarding the development of proposed Lot A: The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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

Case Number: S-26-7
Type of Action: PRELIMINARY SUBDIVI
Applicant: Lupareo Perez-Carbajal

Related Cases: Z-26-65 Z-26-66

Referring Board: Town of Fabius Planning Board

Date Received: 3/9/2026
30-Day Deadline: 4/8/2026

Located: at Highland Park Road

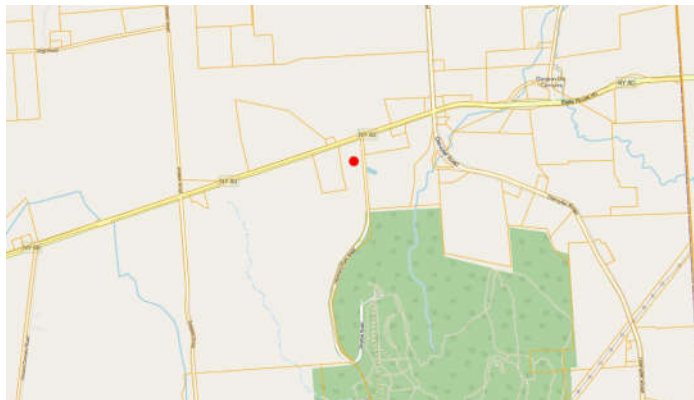
Tax Map Id: 112.-01-01.1

JURISDICTION:

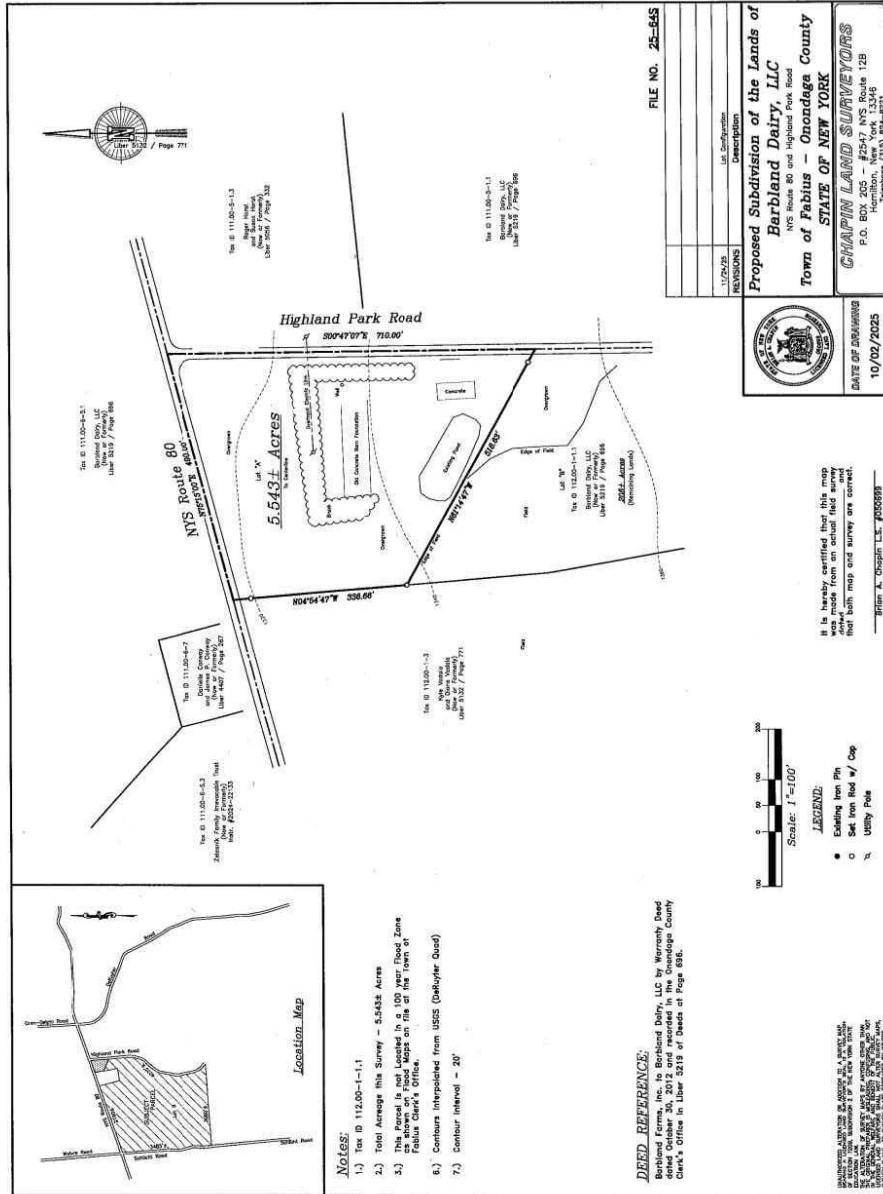
General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing to subdivide a 210.94-acre parcel into two new lots, Lot A (5.543 acres) and Lot B (206 acres), in an Agriculture (A-1) zoning district



S-26-7



STAFF REVIEW:

Concurrent Reviews:	Site plan and special permit referrals (Z-26-65 and Z-26-66) to construct a church on the proposed newly subdivided lot.
Location:	The site is a 211-acre parcel located at the southwest corner of the intersection of NYS Route 80 and Highland Park Road (County Route 188). The area is characterized by large parcels containing woodlands, active agriculture, and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains woodlands at the southern (rear) portion of the site and a mix of active agriculture and wooded areas in the northern half of the site. The site has significant frontage on NYS Route 80, interrupted by two residential parcels. The subject area (to be subdivided) is a 5.543-acre portion of the parcel which contains agriculture, patches of trees and shrubs, and a pond. The subject area is located at the corner of NYS Route 80 and Highland Park Road with frontage on both. Per the Proposed Subdivision of the Lands of Barbland Dairy, LLC dated 11/24/25, the remaining lands contain 206 acres.
Proposed Site Layout:	Per the Plot Plan dated 11/24/25, the applicant is proposing construction of a 5,200 sf church, to be located approximately in the center of the proposed lot, over the location of an "old concrete barn foundation" with a 27-space parking lot located to the rear of the church building. The existing pond would be located between the parking lot and the rear lot boundary.
Access:	Access to the proposed parking lot will come from Highland Park Road, a county road, on the location of an existing culvert. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Highland Park Road (County Route 188) must meet Department requirements.
Stormwater:	Per the undated Environmental Assessment Form (EAF), 3 acres of the site will be disturbed by the proposed project and stormwater mitigation is not addressed in the EAF. The Plot Plan shows an existing drainage ditch located along the Highland Park Road frontage. 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 Plot Plan shows the proposed church building will connect to an existing well located along the Highland Park Road frontage.
Wastewater:	A new individual septic system is proposed to serve the church building. The Plot Plan shows the proposed leach field to be located off the northwest corner of the proposed church building.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. An Agricultural Data Statement was included with the referral.

- Watersheds:** The site is located over, or immediately adjoining, both the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area, and a principal aquifer (per EAF Mapper).
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- Wetlands:** GIS mapping shows multiple areas of the site may contain federal and state wetlands, which appear to include the pond located in the subject area. Wetlands are not shown on the plans and per the Notes on the Plot Plan, "there are no Designated Wetlands on this parcel." The EAF does not address their presence.
- 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 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.

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

OCPB Case # S-26-8

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 Clay Planning Board at the request of CTV LLC, Joseph Alberici for the property located at 5300 West Taft Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and

WHEREAS, the applicant is proposing to subdivide 4 lots and create 91 new lots for single-family housing and offices on 29 acres in Office (O-2) and One Family Residential (R-7.5) zoning districts; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 applicant must continue coordinating with the Onondaga County Department of Transportation regarding plans for development, and notes the following:

- The applicant must submit a traffic study for full buildout to the Department, the scope of which should be determined by the Department and include additional information regarding potential commercial tenants.
- A copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan will also be required as part of the Department's review.
- The applicant is advised that a traffic signal and any other mitigation, including but not limited to right-of-way acquisition, drainage modifications, curb, sidewalks, utility relocations, corridor signal improvements, and striping, as may be determined by the Department, will be the responsibility of the developer/owner.
- Access to West Taft Road will likely be restricted to only one access point, for better access management along this heavily traveled roadway. Per the Department, driveways with a divided entrance/exit will not be permitted in this location.

2.) Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection.

- 3.) Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection (WEP) for review. The applicant is advised to coordinate with WEP early in the planning process regarding these requirements.
- 1.) The Board supports this kind of infill development with its smart reuse of land, density of residential lots, and connectivity to adjacent neighborhoods.
- 2.) To integrate the project within the surrounding area and create a more people-oriented, walkable environment, the Board encourages the applicant to incorporate neighborhood-scale design elements such as sidewalks, lighting, and street trees throughout the site. Vehicle or pedestrian cross-connections to the adjacent Tops shopping plaza, Wally Road, and Maple Lane are also encouraged.
- 3.) Stormwater areas should be located on their own lots and responsibility for ownership and maintenance of the stormwater management lots must be clearly established and funded prior to, or as a condition of, municipal approval of the subdivision.

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

Case Number: S-26-8
Type of Action: PRELIMINARY SUBDIVI
Applicant: CTV LLC, Joseph Alberici

Related Cases:

Referring Board: Town of Clay Planning Board

Date Received: 3/12/2026
30-Day Deadline: 4/11/2026

Located: at 5300 West Taft Road

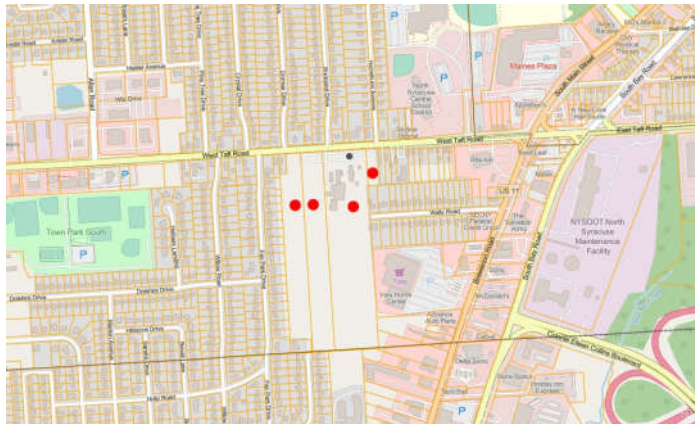
Tax Map Id: 117.-09-23.0, 117.-09-24.0, 11

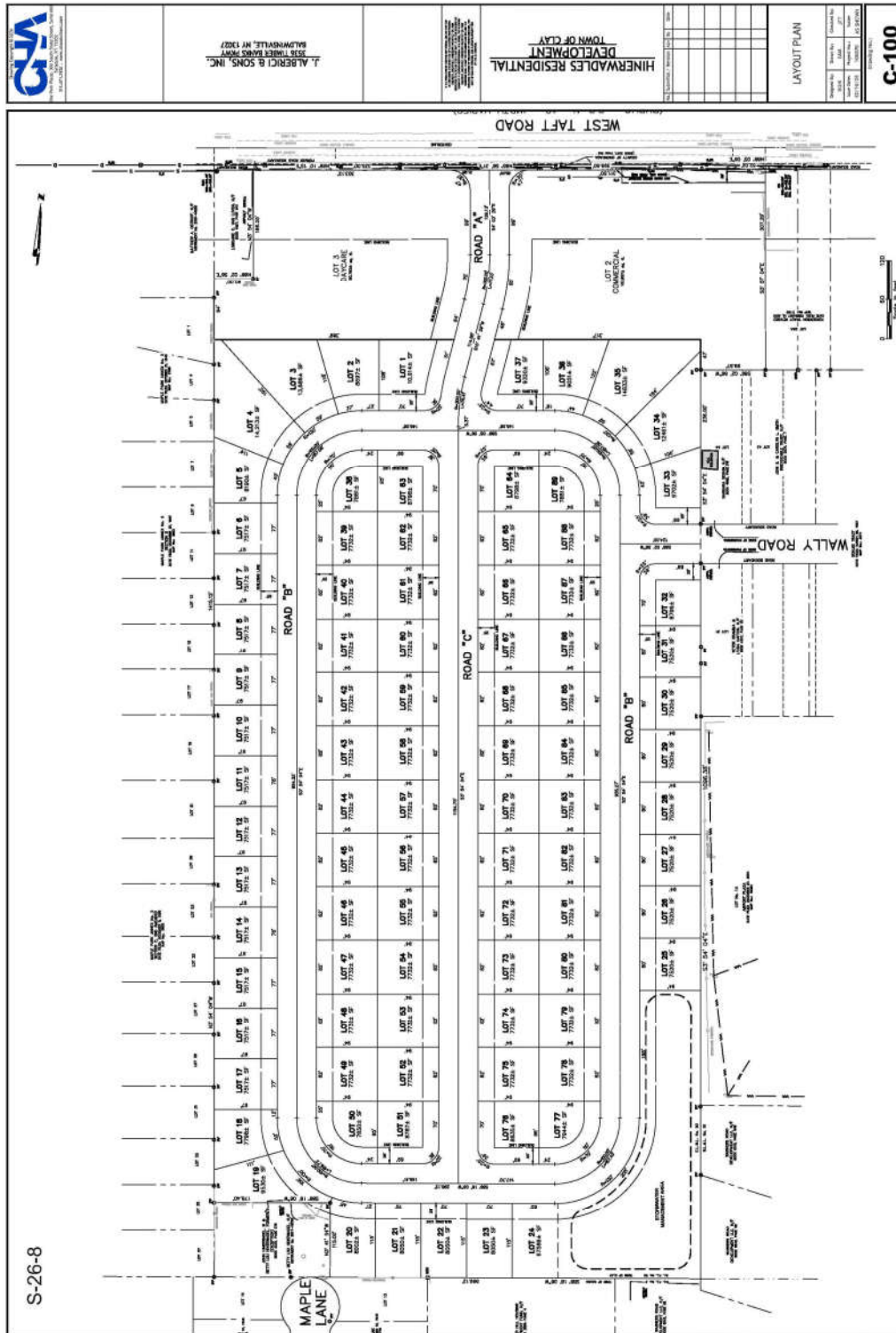
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina

Summary:

the applicant is proposing to subdivide 4 lots and create 91 new lots for single-family housing and offices on 29 acres in Office (O-2) and One Family Residential (R-7.5) zoning districts





STAFF REVIEW:

Past Board Reviews: Zone change referral (Z-25-252) to change the zoning of the site to Office (O-2) and One Family Residential (R-7.5) zoning districts to allow this proposed development.

The Board made multiple recommendations regarding the proposed development of the site:

To continue coordinating with Onondaga County Department of Transportation (OCDOT), that any extension of public wastewater infrastructure must be approved by the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to WEP due to the site being located in an Onondaga County Drainage District, and encouraging a people-oriented, walkable environment by encouraging an internal street network through the site, pedestrian-scale design elements, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees throughout the entire site, and connectivity to Maple Lane and Wally Road.

Zone change referral (Z-21-114) regarding an earlier version of this development.

Location: The site is primarily vacant land with some tree coverage with a vacant commercial building, formerly the Hinerwadels' facility, fronting on West Taft Road.

Surrounding lands uses are primarily residential, with commercial land uses along portions of West Taft Road and intense retail along nearby NYS Route 11.

Subdivision Per the Layout Plan dated 3/10/26, the applicant is proposing two commercial lots to be located along the West Taft Road frontage, Lot 3 (2.08 acres) to contain a daycare and Lot 2 (2.48 acres) for "commercial" use.

The remainder of the site will be an 89-lot residential subdivision, accessed via an internal road from West Taft Road labeled Road "A". At the intersection, Road "A" will continue as Road "C" through the center of the site, Road "B" extends to the west and east, looping the perimeter of the site. The resultant development will consist of two blocks of residential lots with residential lots lining the perimeter.

Residential lots size will be approximately 0.18 acres with some larger lots in the corners of the site.

Access: Primary access will come from West Taft Road, a county route.

The site has road connection to Wally Road, a local road. Connection to Maple Lane is not depicted. A private lot, not part of project, is in line of connection to Maple Lane.

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

Bike/Ped/Transit: Sidewalks, crosswalks, and/or bicycle paths are not depicted in the plans. No other site details are shown either.

Per the Central New York Regional Transportation Authority (CENTRO), West Taft Road does not have public transit service in this area. Bus stops are located 0.70 miles away on Buckley Road or 0.29 miles away at the intersection of Brewerton Road and Wally Road.

Stormwater:	Per the previously submitted Environmental Assessment Form (EAF) dated 8/1/25, 29 acres of the 29-acre site will be disturbed by the proposed project. The EAF included in the current referral dated 3/10/26 addresses the subdivision alone and not the proposed future development. Per the Grading and Drainage Plan dated 3/10/26, stormwater management area will be located in the southwest corner of the site, as an extension of residential Lot 24 (1.55 acres). 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 site has access to public drinking water, and infrastructure extensions within the subdivision will be necessary to serve future residential and commercial lots. 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 site has access to public wastewater infrastructure, and is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, in an area designated as flow constrained and impacted by excessive wet weather flow. An extension will be necessary to serve future residential and commercial development. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Municipal Boundary	Per EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer. 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-26-9

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Dan Barnaba / Craftsman Realty for the property located at 7260 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and

WHEREAS, the applicant is proposing to subdivide a 4.08-acre portion of a 9-acre parcel into 23 new residential lots in a Residential (R-3) 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 submitted subdivision plan shows a significant area of FEMA floodplain, New York State and federal wetlands, and applicable buffers, encumbering multiple residential lots. Wetland regulations require the municipality to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, wetland boundaries, and associated buffers, must be shown on final plans, and any necessary permits are 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.
2. The Onondaga County Department of Transportation requires the applicant to continue to coordinate Oswego Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The New York State Thruway Authority (NYSTA) requires a drainage and grading plan be provided to the NYSTA for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
4. Responsibility for ownership and maintenance of the stormwater management lots must be clearly established and funded prior to, or as a condition of, municipal approval of the subdivision.

1. The Town and applicant are further encouraged to ensure all proposed lots are practical for their intended residential uses, in relation to wetland and floodplain constraints on the site. Placing homes within and near floodplains, wetlands, and potentially within wetland buffers can present life and property safety hazards, as well as significant challenges for future homeowners, such as flood insurance premiums, the potential for flooded and unusable yard areas, and lack of protections for sensitive areas when incorporated into private residential lots. All applicable wetland and floodplain data should be included on filed plans.

The Town is further encouraged that any lands within the floodplain or wetlands be protected via conservation easement or placed under ownership of the Town, conservation entity or Homeowners Association.

2. The Board encourages the applicant and town to explore options for connectivity as part of the larger neighborhood, including sidewalk or pathway connections to adjacent streets and public amenities such as the nearby parkland.

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

Case Number: S-26-9
Type of Action: FINAL SUBDIVISION
Applicant: Dan Barnaba / Craftsman

Related Cases:

Referring Board: Town of Salina Zoning Board of Appeals

Date Received: 3/16/2026
30-Day Deadline: 4/15/2026

Located: at 7260 Oswego Road

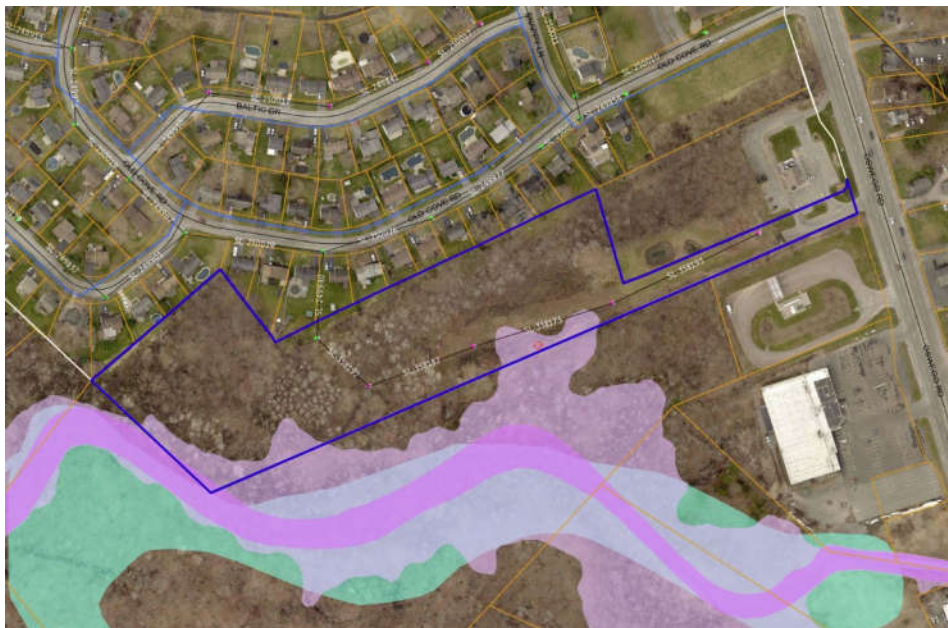
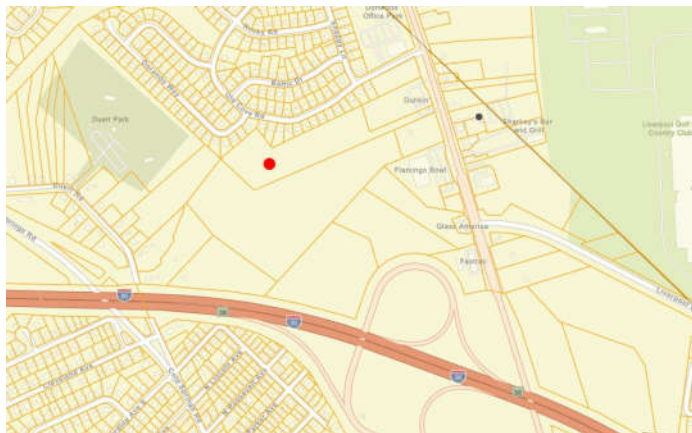
Tax Map Id: 019.-02-02.1

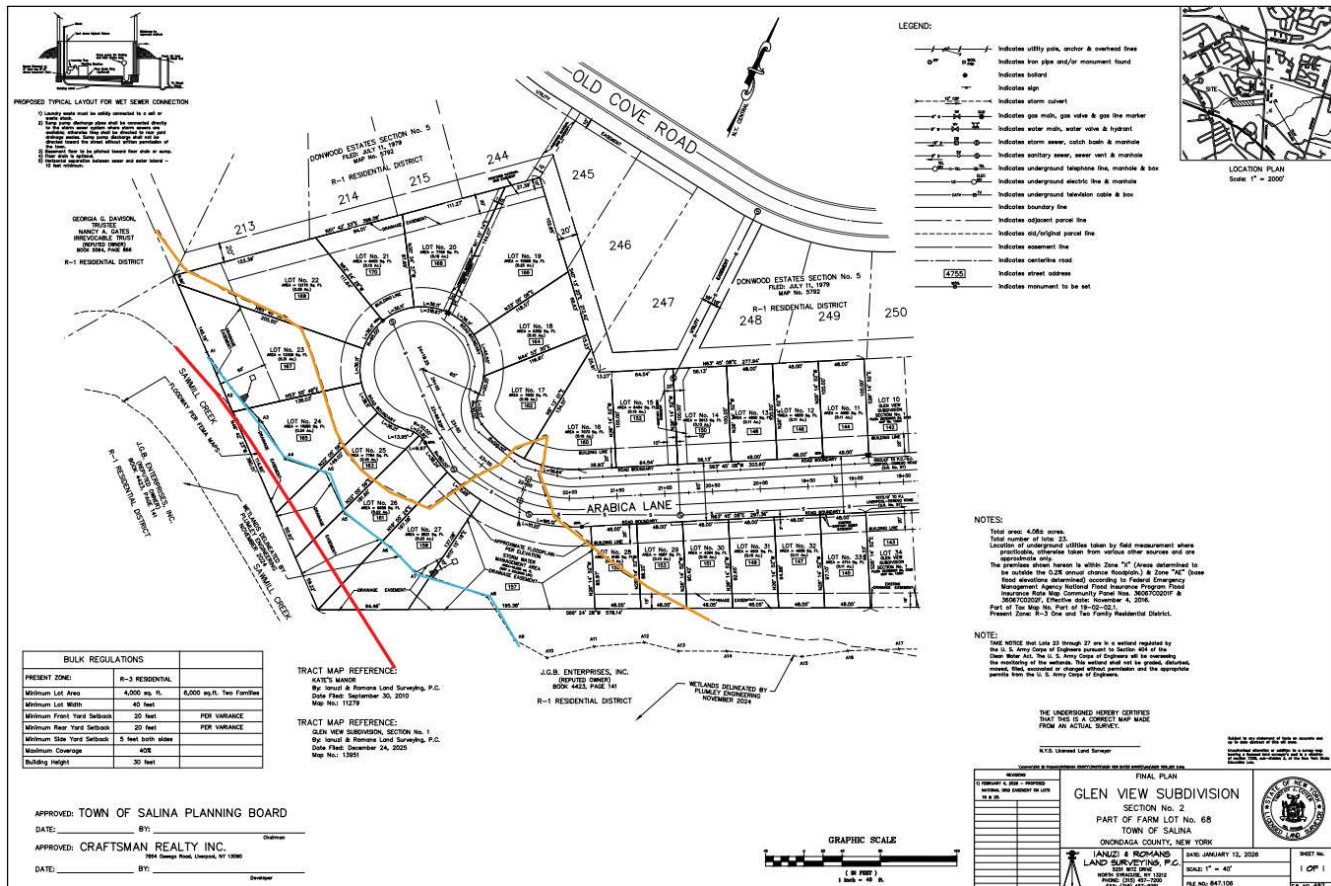
JURISDICTION:

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

Summary:

the applicant is proposing to subdivide a 4.08-acre portion of a 9-acre parcel into 23 new residential lots in a Residential (R-3) zoning district





STAFF REVIEW:

Past Board Reviews: The Board has previously reviewed multiple referrals regarding this development: Subdivision referral (S-25-32) for Phase 1 of this development and subdivision and area variance referrals (S-24-29 and Z-24-295).

The Board recommended Modification of the plans, advising the applicant to include delineated wetlands boundaries and 100' buffer on the plans along with floodplain and floodway boundaries to ensure that all proposed lots are buildable, advising the applicant to conduct a formal wetland delineation and coordinate with the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation (DEC) regarding any requirements and permits, advising the applicant must coordinate with Onondaga County Department of Transportation (OCDOT) regarding access to Oswego Road, requiring the applicant to submit a drainage and grading plan to the NYS Thruway Authority (NYSTA), and advising responsibility for ownership and maintenance of the stormwater management lots must be clearly established and funded.

The Board also encouraged connection with the adjacent neighborhood and nearby parkland along with encouraging more detail regarding the phased expansion of sanitary sewer and other infrastructure.

Location: The site is a vacant, wooded parcel in a transitional residential area, separated from the nearby NYS Thruway by Sawmill Creek. The site has road access to Oswego Road, but is set behind commercial businesses along Oswego Road and to the east. A Town park is located to the west and nearby commercial businesses include Dunkin', the former Flamingo Bowl, and Sharkey's Bar and Grill.

The previously approved and filed, but not yet constructed, Phase 1 of Glen View Subdivision consists of the easternmost 15 lots. A proposed internal road, Arabica Lane, will serve the subdivision and connects to Oswego Road to the east.

Subdivision The applicant is seeking approval for Phase 2 of the 38-lot residential subdivision, consisting of the westernmost 23 lots. Per Final Plan Glen View Subdivision Section No. 2 dated 1/12/26, the western section of the proposed Arabica Lane will terminate in a cul-de-sac, serving proposed residential Lots 11 through 33. Lots range in size from 0.10 acres to 0.31 acres.

No connections to the adjacent residential neighborhood are depicted.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Oswego Road must meet Department requirements.

(cont'd): Changes from the previous referrals include the addition of delineated wetland information, floodplain boundaries, and the addition of a drainage easement that seems to follow the delineated wetland boundary.

Stormwater: Per the Environmental Assessment Form (EAF) dated 5/31/24, 7 of the 9 acres of the site will be disturbed by the proposed project and a 0.35-acre stormwater management area will be located on a separate lot along the southern site boundary between proposed Lots 27 and 28. The stormwater management area is located within the drainage easement. Information regarding future ownership and maintenance of the stormwater area and drainage easement is not provided.

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.

Wetlands: GIS mapping shows riverine federal wetlands associated with Sawmill Creek running through adjacent parcels to the south surrounded by possible NYS and/or federal jurisdictional wetlands. Per the Glen View Subdivision, Section 2 Plan, the delineated wetlands (delineated by Plumley Engineering 11/2024) cross the rear of Lots 23-27 and the adjacent stormwater management area. The 100' buffer is not depicted and it's unclear if the wetland is subject to NYS buffer requirements, which would significantly impede multiple building lots, if applicable.

ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the southern boundary of the site is located within the 100-year floodplain for Sawmill Creek, which may require avoidance or elevation of structures and other mitigation. Significant portions of Lots 23-28 are encumbered by floodplain. A small area at the southern corner of Lots 24-27 is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged.

Per GIS mapping, the floodplain encroaches on multiple residential lots including proposed Lots 22-29 along the southern and western boundaries and Lots 16 and 17 located on the north side of Arabica Lane. Avoidance of the mapped floodplain may result in unbuildable lots as shown on Subdivision Map.

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

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

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: A new connection to public sewers is proposed to serve the development. The submitted project is located within the Wetzel Road Wastewater Treatment Plant and Long Branch and Sawmill Pump Station service area.

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

can now be found online: <http://ongov.net/wep/connections.html>

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 adjacent to a priority zone. Per aerial imagery, there are no sidewalks along Oswego Road in the immediate area. There are no sidewalks depicted on the plans. Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and two bus stops are located within 450' of the site.
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed. 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). 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.
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 # Z-26-61

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Skan Boathouse Property, LLC for the property located at 103 West Lake 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 the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and

WHEREAS, the applicant is proposing to construct a 3,555 sf addition to an existing 2,380 sf house, a new patio, attached garage and driveway reconfiguration on several parcels totaling 5.9 acres in a Residential (A-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:

The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval. The municipality must ensure any mitigation as may be determined by the City is reflected on the project plans prior to, or as a condition of, municipal approval.

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

Case Number: Z-26-61
Type of Action: SITE PLAN
Applicant: Skan Boathouse Property

Related Cases:

Referring Board: Village of Skaneateles
Planning Board

Date Received: 3/5/2026
30-Day Deadline: 4/4/2026

Located: at 103 West Lake Street

Tax Map Id: 015.-01-01.0, 015.-01-13.0

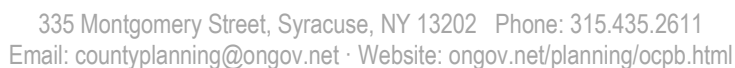
JURISDICTION:

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

Summary:

the applicant is proposing to construct a 3,555 sf addition to an existing 2,380 sf house, a new patio, attached garage and driveway reconfiguration on several parcels totaling 5.9 acres in a Residential (A-2) zoning district





STAFF REVIEW:

Location:	The site is a private home located along the west side of Skaneateles Lake, on the municipal boundary between the Village and Town of Skaneateles. The residential property occurs across four parcels, two located within the Village, two within the Town. The subject area for this referral is located within the Village.
Existing Site Layout:	The site contains a house (constructed in 1867), multiple out buildings, including a boathouse, and driveway access to underground parking. The house has a circular asphalt area located along the southern side of the house
Proposed Site Layout:	Per the Overall Design Plan dated 10/20/25 and Narrative dated 11/12/25, the applicant is proposing a 3,555 sf addition to the north side of the main house along with reconstructing the porch, removing the "Greek Revival porch to restore the house's original one-story porch in an Italianate Revival style."
Access:	The site has one existing driveway that enters West Lake Street, a local road, at the center of the site's frontage. Currently, the driveway curves to the south, providing access to the main house and circular parking area before continuing along the southern site boundary to provide access to the rear of the site, including the boathouse and underground parking entrance. The portion of the driveway between the main house and the road will be removed and two new driveway entrances to West Lake Street will be constructed. A new driveway will be constructed along the southern site boundary, including reconstructing the rear portion of the driveway. The new southern driveway will connect to the circular asphalt area, a new 1,729 sf driveway area adjacent an existing outbuilding, and providing access to the rear outbuilding, boat house, and underground parking area. Another driveway will be constructed along the northern site boundary, terminating in an asphalt area to be adjacent to the new addition. Per the Overall Design Plan, the northern driveway will occur entirely on the Village parcels and the southern driveway will occur entirely on the Town parcels.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.73 acres of the site will be disturbed by the proposed project. The Overall Design Plan shows multiple stormwater management areas including one in the front lawn, one under the asphalt area adjacent to the proposed addition, and another in the asphalt area between the underground garage entrance and the boathouse. 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 site is served by Skaneateles drinking water and the addition may result in an increase in use.
Wastewater:	The site is served by public sewers and is located in the Village of Skaneateles Wastewater Treatment Plant service area. The new addition may result in an increase in wastewater flow.
Waterbodies:	The Skaneateles Lake Watershed Rules and Regulations require that the applicant

submit plans to the City of Syracuse Water Department for approval.

Floodplain/Flood way:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern boundary of the site is located within the 100-year floodplain of Skaneateles Lake, which may require avoidance or elevation of structures and other mitigation. The floodplain is not indicated on the plans, but the mean high water boundary is. It appears the proposed work is located outside of the floodplain area except a new fence to be located south of the boathouse.
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 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.
Municipal Boundary	The proposed work occurs within both the Town and Village of Skaneateles. This review will satisfy requirements for both municipalites. 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 # Z-26-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge for the property located Town-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B of 2026 to amend Chapter 265 (Zoning) of the Code of the Town of Elbridge to prohibit Tier Two and larger battery energy storage systems; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 advised to consider that recent decisions in New York Courts have trended towards recognizing renewable energy generation, which may include BESS technologies as public necessitates warranting the application of the public utility variance standard when reviewing challenges to local ordinances that otherwise restrict such uses. Such trends, along with the potential for adoption of statewide policies favorable to BESS development could risk local authorities having less control over BESS development, including site selection and operational standards, without the adoption of robust regulations. The Town is therefore advised to consider the adoption of robust regulations that allow such uses under strictly controlled standards that maintain local control and oversight of such uses.

For more information regarding the management of Battery Energy Storage System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community

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

Case Number: Z-26-62
Type of Action: LOCAL LAW
Applicant: Town of Elbridge

RelatedCases:

Referring Board: Town of Elbridge Town Board

Date Received: 3/5/2026
30-Day Deadline: 4/4/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

the applicant is proposing Local Law No. B of 2026 to amend Chapter 265 (Zoning) of the Code of the Town of Elbridge to prohibit Tier Two and larger battery energy storage systems

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Municipal Boundary	Section 3 of proposed Local Law No. B amends Chapter 265, Article X, Section 265-66, Subsection F of the Town Code to repeal and replace the existing language to establish a prohibition of the establishment, placement, construction, enlargement, and erection of Tier 2 Battery Energy storage systems and larger, regardless of their inclusion in a commercial solar energy system or as a standalone system, within the Town of Elbridge. 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.
Proposed Text:	The Town of Elbridge is proposing the adoption of Local Law No. B of 2026 to amend Chapter 265 of The Town Code to prohibit tier two and larger battery energy storage systems within the Town of Elbridge to advance and protect public health, safety, welfare, and quality of life. The Town Board has acknowledged the need to study and analyze the need to regulate battery energy storage systems (BESS) citing the likelihood of chemical and electrical fires related to BESS development and the inability of the Town's fire response capacity to adequately address these concerns. Therefore, the Town Board has determined that prohibiting the establishment, placement, installation, construction, and erection of certain Battery Energy storage systems town-wide is in the best interests of the Town.
Proposed Text:	Section 3 of the proposed Local Law amends the Town Code to repeal and replace the existing language to require that the application for any solar energy system specifically state the use or non-use of solar storage batteries, their placement, capacity, and compliance with all existing New York State and federal rules and regulations. This section further establishes requirements that any batteries included as part of the solar energy system must be placed in a secure container or enclosure meeting the requirements of the New York State Uniform Fire Prevention and Building Code when in use and, when no longer in use, be properly disposed of in accordance with applicable laws and regulations.

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

OCPB Case # Z-26-65

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 Fabius Planning Board at the request of Lupareo Perez-Carbajal for the property located at Highland Park 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 Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to construct a church with associated infrastructure on a 5.543-acre parcel in an Agriculture (A-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:

1. The Onondaga County Department of Transportation requires the applicant to coordinate Highland Park Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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

Case Number: Z-26-65
Type of Action: SITE PLAN
Applicant: Lupareo Perez-Carbajal

Related Cases: S-26-7 Z-26-66

Referring Board: Town of Fabius Planning Board

Date Received: 3/9/2026
30-Day Deadline: 4/8/2026

Located: at Highland Park Road

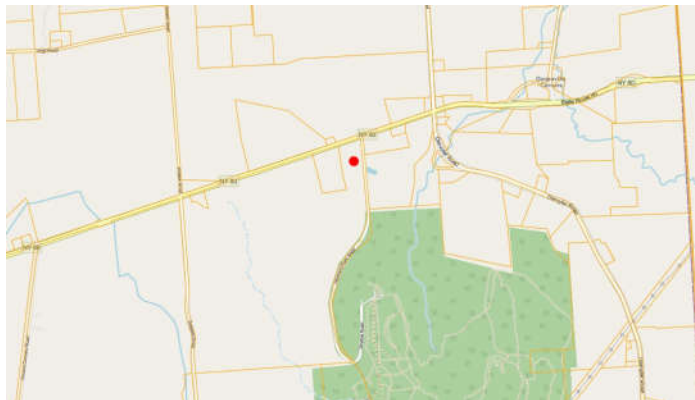
Tax Map Id: 112.-01-01.1

JURISDICTION:

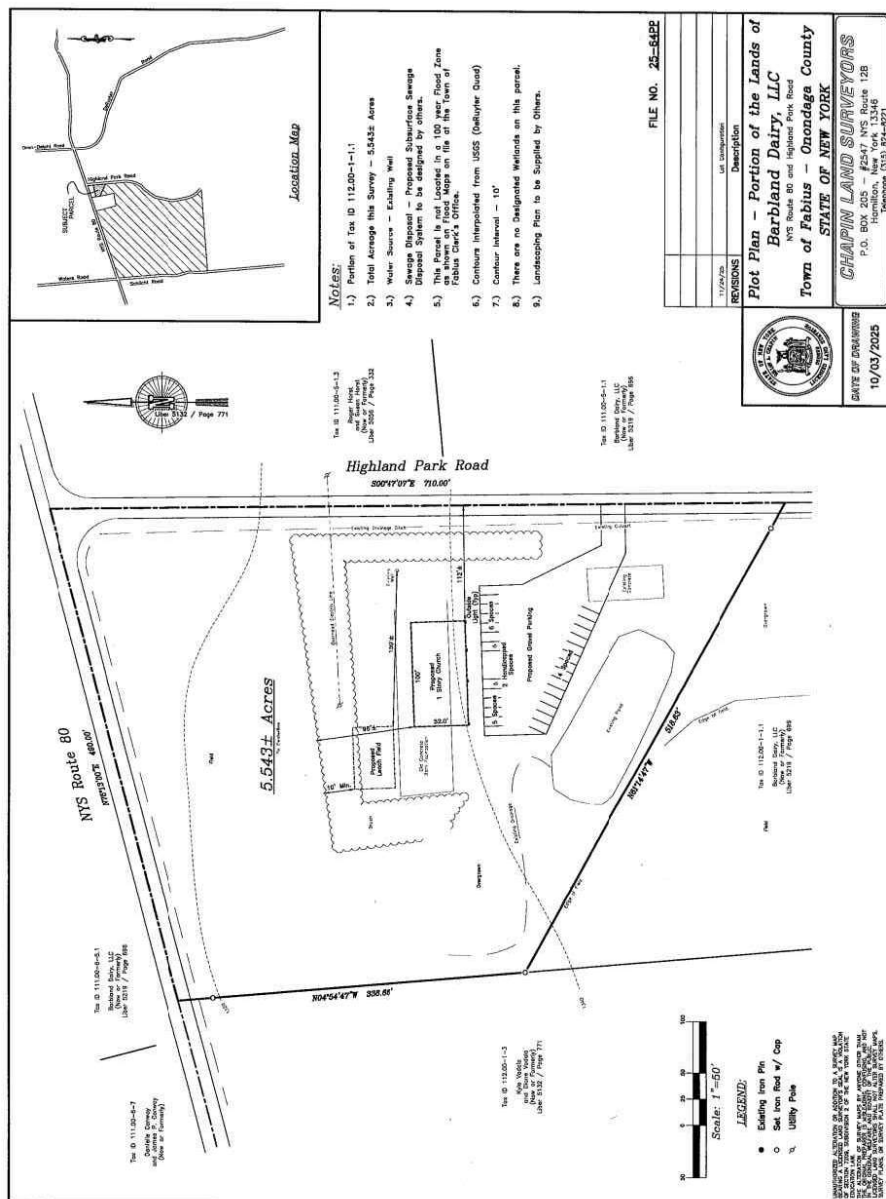
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing to construct a church with associated infrastructure on a 5.543-acre parcel in an Agriculture (A-1) zoning district



Z-26-65, 66



STAFF REVIEW:

Concurrent Reviews:	Subdivision and special permit referrals (S-26-7 and Z-26-66) to create a 5.543-acre lot to be the location of this proposed church.
Location:	The site is a 211-acre parcel located at the southwest corner of the intersection of NYS Route 80 and Highland Park Road (County Route 188). The area is characterized by large parcels containing woodlands, active agriculture, and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains woodlands at the southern (rear) portion of the site and a mix of active agriculture and wooded areas in the northern half of the site. The site has significant frontage on NYS Route 80, interrupted by two residential parcels. The subject area (to be subdivided) is a 5.543-acre portion of the parcel which contains agriculture, patches of trees and shrubs, and a pond. The subject area is located at the corner of NYS Route 80 and Highland Park Road with frontage on both. Per the Proposed Subdivision of the Lands of Barbland Dairy, LLC dated 11/24/25, the remaining lands contain 206 acres.
Proposed Site Layout:	Per the Plot Plan dated 11/24/25, the applicant is proposing construction of a 5,200 sf church, to be located in the center of the proposed lot, over the location of an “old concrete barn foundation” with a 27-space parking lot located to the rear of the church building. The existing pond would be located between the parking lot and the rear lot boundary.
Access:	Access to the proposed parking lot will come from Highland Park Road, a county road, on the location of an existing culvert. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Highland Park Road (County Route 188) must meet Department requirements.
Stormwater:	Per the undated Environmental Assessment Form (EAF), 3 acres of the site will be disturbed by the proposed project and stormwater mitigation is not addressed in the EAF. The Plot Plan shows an existing drainage ditch located along the Highland Park Road frontage. 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.
Wetlands:	GIS mapping shows multiple areas of the site may contain federal and state wetlands, which appear to include the pond located in the subject area. Wetlands are not shown on the plans and per the Notes on the Plot Plan, “there are no Designated Wetlands on this parcel.” The EAF does not address their presence. 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 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.

Drinking Water: The Plot Plan shows the proposed church building will connect to an existing well located along the Highland Park Road frontage.

Wastewater: A new individual septic system is proposed to serve the church building. The Plot Plan shows the proposed leach field to be located off the northwest corner of the proposed church building.

Agriculture: The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. An Agricultural Data Statement was included with the referral.

Watersheds: The site is located over, or immediately adjoining, both the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area, and a principal aquifer (per EAF Mapper).

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

OCPB Case # Z-26-66

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 Fabius Planning Board at the request of Lupareo Perez-Carbajal for the property located at Highland Park Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to construct a church with associated infrastructure on a 5.543-acre parcel in an Agriculture (A-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:

1. The Onondaga County Department of Transportation requires the applicant to coordinate Highland Park Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.

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

Case Number: Z-26-66
Type of Action: SPECIAL PERMIT
Applicant: Lupareo Perez-Carbajal

Related Cases: S-26-7 Z-26-65

Referring Board: Town of Fabius Planning Board

Date Received: 3/9/2026
30-Day Deadline: 4/8/2026

Located: at Highland Park Road

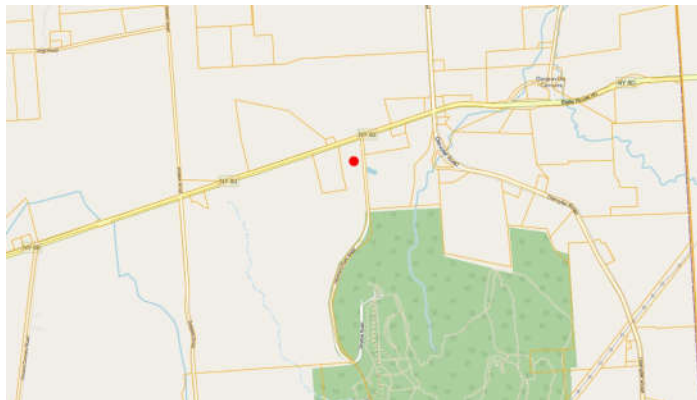
Tax Map Id: 112.-01-01.1

JURISDICTION:

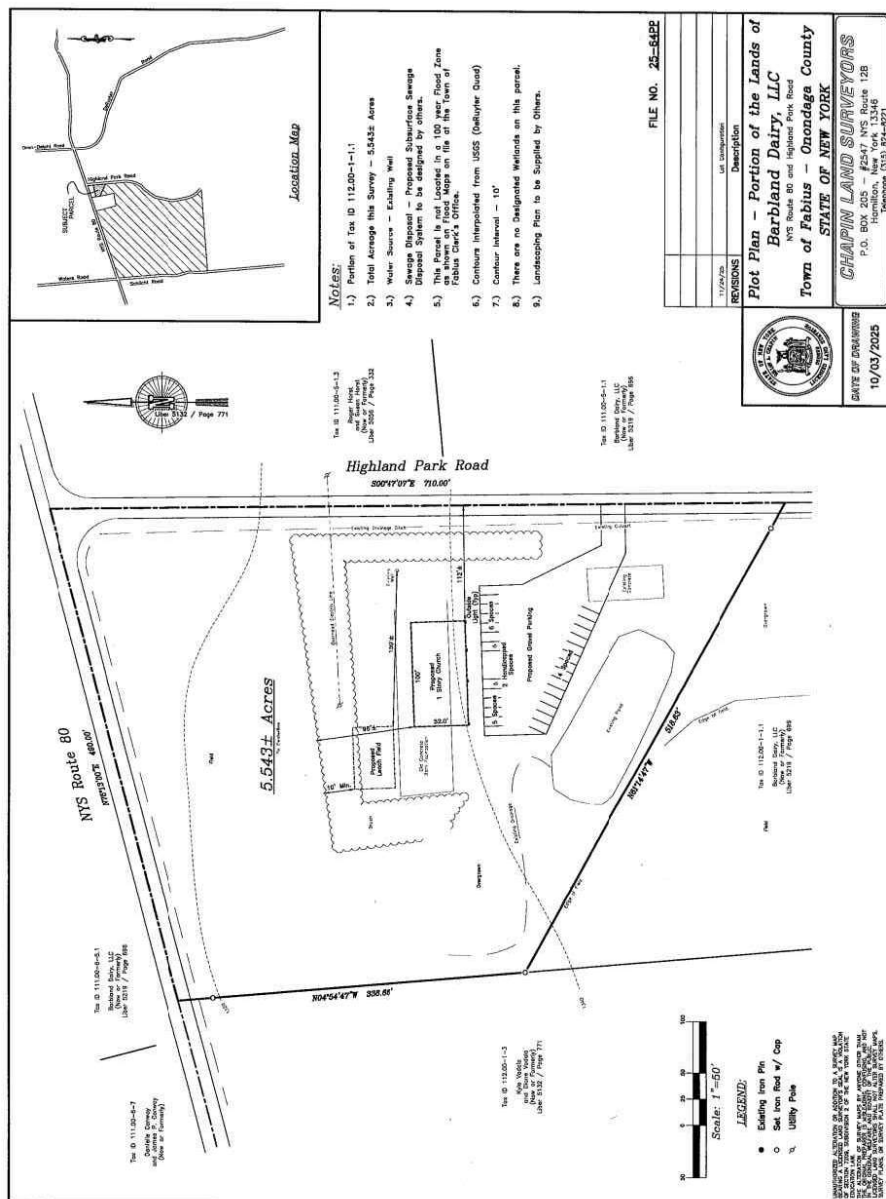
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Highland Park Road (Route 188), a county highway, Route 80, a state highway, Highland Forest Park, a county-owned facility, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is requesting a special permit to construct a church with associated infrastructure on a 5.543-acre parcel in an Agriculture (A-1) zoning district



Z-26-65, 66



STAFF REVIEW:

Concurrent Reviews:	Subdivision and site plan referrals (S-26-7 and Z-26-65) to create a 5.543-acre lot to be the location of this proposed church.
Location:	The site is a 211-acre parcel located at the southwest corner of the intersection of NYS Route 80 and Highland Park Road (County Route 188). The area is characterized by large parcels containing woodlands, active agriculture, and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains woodlands at the southern (rear) portion of the site and a mix of active agriculture and wooded areas in the northern half of the site. The site has significant frontage on NYS Route 80, interrupted by two residential parcels. The subject area (to be subdivided) is a 5.543-acre portion of the parcel which contains agriculture, patches of trees and shrubs, and a pond. The subject area is located at the corner of NYS Route 80 and Highland Park Road with frontage on both. Per the Proposed Subdivision of the Lands of Barbland Dairy, LLC dated 11/24/25, the remaining lands contain 206 acres.
Proposed Site Layout:	Per the Plot Plan dated 11/24/25, the applicant is proposing construction of a 5,200 sf church, to be located in the center of the proposed lot, over the location of an “old concrete barn foundation” with a 27-space parking lot located to the rear of the church building. The existing pond would be located between the parking lot and the rear lot boundary.
Access:	Access to the proposed parking lot will come from Highland Park Road, a county road, on the location of an existing culvert. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Highland Park Road (County Route 188) must meet Department requirements.
Stormwater:	Per the undated Environmental Assessment Form (EAF), 3 acres of the site will be disturbed by the proposed project and stormwater mitigation is not addressed in the EAF. The Plot Plan shows an existing drainage ditch located along the Highland Park Road frontage. 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.
Wetlands:	GIS mapping shows multiple areas of the site may contain federal and state wetlands, which appear to include the pond located in the subject area. Wetlands are not shown on the plans and per the Notes on the Plot Plan, “there are no Designated Wetlands on this parcel.” The EAF does not address their presence. 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 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.

Drinking Water: The Plot Plan shows the proposed church building will connect to an existing well located along the Highland Park Road frontage.

Wastewater: A new individual septic system is proposed to serve the church building. The Plot Plan shows the proposed leach field to be located off the northwest corner of the proposed church building.

Agriculture: The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. An Agricultural Data Statement was included with the referral.

Watersheds: The site is located over, or immediately adjoining, both the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area, and a principal aquifer (per EAF Mapper).

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

OCPB Case # Z-26-67

- 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 Otisco Town Board at the request of CP Otisco One, LLC for the property located at NYS Route 80 north of Wright 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 Lords Hill Road (Route 80), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2.7 MW ground-mounted community solar facility on a 45-acre portion of a 127.17-acre parcel; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The New York State Department of Transportation requires the applicant to contact the Department to coordinate NYS Route 80 access plans. Per the Department, additional stormwater runoff into the state's right-of-way is prohibited. To further meet Department requirements, the applicant must submit a drainage report or a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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.

The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

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

Case Number: Z-26-67
Type of Action: SITE PLAN
Applicant: CP Otisco One, LLC

RelatedCases:

Referring Board: Town of Otisco Town Board

Date Received: 3/13/2026
30-Day Deadline: 4/12/2026

Located: at NYS Route 80 north of
Wright Road

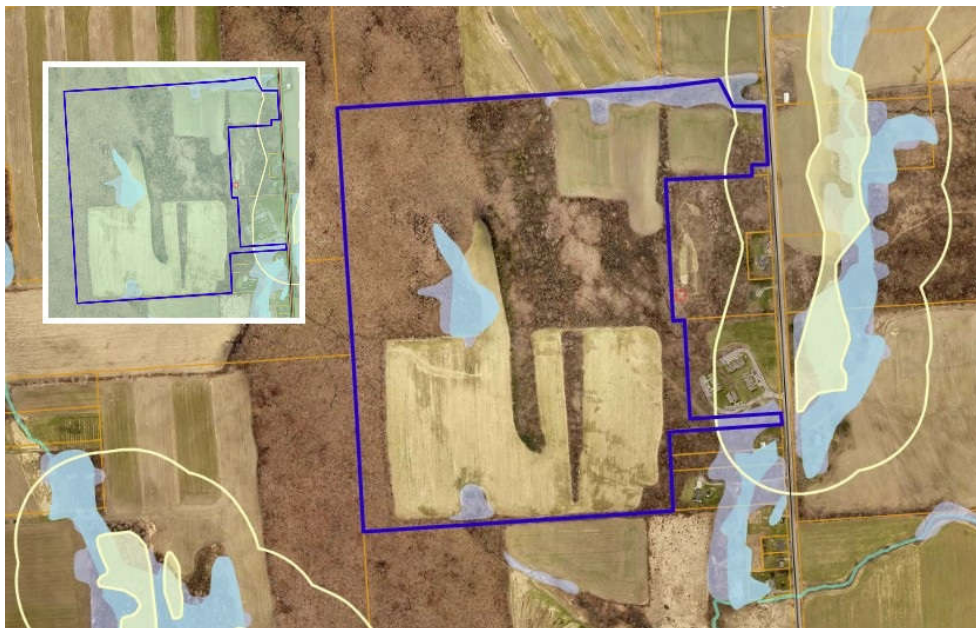
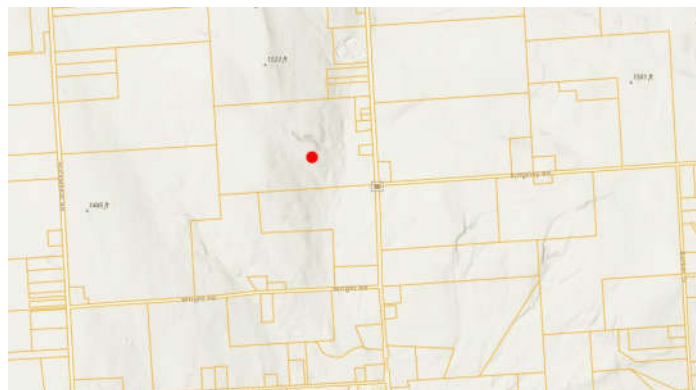
Tax Map Id: 007.-02-06.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lords Hill Road (Route 80), a state highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing construction of a 2.7 MW ground-mounted community solar facility on a 45-acre portion of a 127.17-acre parcel



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

STAFF REVIEW:

Location:	The site is located in an agricultural area in the northern portion of the Town, near its border with the Town of Onondaga. The area is characterized by large parcels containing agriculture, wooded areas, and low-density residential.
Existing Site Layout:	Per aerial imagery from May 2024, the site contains areas of agriculture in the northeastern corner and in the southern half with wooded areas covering the middle and western boundary of the site.
Project Detail:	The applicant is proposing to install a 2.7 MW ground-mounted solar array on a 45-acre portion of the site. Per the Project Narrative, the project will connect to existing National Grid overhead service along NYS Route 80. The solar panels will be mounted on “an elevated post-mounted axle oriented in a north south direction.” The panels will average 12-13’-high with a max height of 15-16’. “The area under the solar panels will be stabilized and seeded with low growing grass to establish a vegetated ground cover.” Per the Site Layout Plan dated 2/6/26, the proposed array will be sited in the southern half of the parcel, enclosed by an 8’ chain link fence, with a gravel equipment pad located at the center. Battery energy storage is not proposed for this project.
Access:	The site has two areas of frontage on NYS Route 80. Current access appears to come from an access driveway from an internal road in the Lords Hill Apartment Complex. A 20’-wide gravel access road will enter the site from southern frontage on NYS Route 80, adjacent to the apartment complex, and will circulate to the southern side of the array, entering the array at the middle of its southern boundary. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 80 must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/9/26, 45.75 acres of the site will be disturbed by the proposed project and “stormwater runoff will be collected in swales and directed to a new basin to be constructed.” Per the Grading and Drainage Plan dated 2/6/26, a proposed stormwater dry detention basin will be located near the eastern boundary of the array, between the array and proposed access road. A proposed bioretention basin will be located between the gravel road and the eastern parcel boundary. A Stormwater Management Report prepared by AKRF dated 2/6/26 was 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.
Wetlands:	GIS mapping shows the site may contain state and federal wetlands, including a federal and state wetland area at the center of the site and possible state wetlands along the northern and southern parcel boundaries. A federally regulated Class C Stream (ID 895-59) is located on the adjacent parcel to the south.

The wetlands were delineated in October 2025 by AKRF (Allee King Rosen & Fleming) and a wetland memorandum dated 12/23/25 was included with the referral materials. Per the Site Layout Plan, the access road will cross wetland W-2 near the Route 80 road frontage and will cause disturbance near or within the wetland and/or buffer for W-1 and W-3 and streams S-1 and S-2. Per the EAF, "The proposed access road will require approximately 0.17 acres of fill in the delineated wetland, which will be done in accordance with NYSDEC and USACE permits."

ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.

Agriculture: The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials.

Per the Onondaga County Ag Mapper, the site is primarily a mix of prime farmland and farmland of statewide importance. Per the Ag Mapper, the subject parcel has a Total Soils Score of 4.44 out of 6. The county-wide average is 3.92, indicating relatively important agricultural lands on site.

Other: The site does not have existing drinking water or wastewater service to the site and no changes are proposed.

Plants/Animals: Per documentation from the US Fish and Wildlife Service dated 6/23/25 the site may contain the Northern Long-eared bat, Tricolored bat, and/or Monarch butterfly, or their associated habitats, which have been listed by the state or federal government as threatened, endangered, or proposed endangered/threatened 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-26-68

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 Manlius Town Board at the request of Brolex Properties - Brandon Jacobson for the property located at Medical Center Drive; 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 North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is requesting a zone change from Restricted Agricultural (RA) to Planned Unit Development (PUD) for a 1.52-acre parcel to allow for a mixed-use building; 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:

The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

1. The Board encourages the Town and applicant to coordinate installation of sidewalks and street trees along Medical Center Drive.

2. The applicant is encouraged to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding options for connectivity to transit service.

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

Case Number: Z-26-68
Type of Action: ZONE CHANGE
Applicant: Brolex Properties - Brand

Related Cases:
Referring Board: Town of Manlius Town Board

Date Received: 3/16/2026
30-Day Deadline: 4/15/2026

Located: at Medical Center Drive

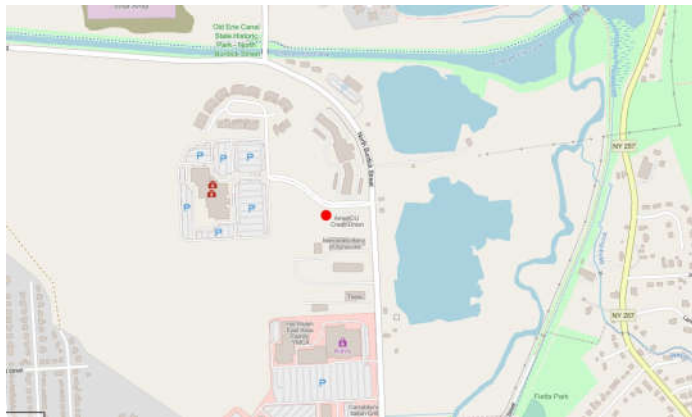
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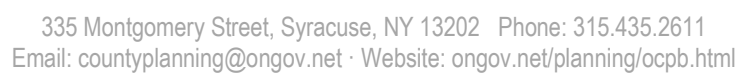
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of North Burdick Street (Route 94), a county highway

Summary:

the applicant is requesting a zone change from Restricted Agricultural (RA) to Planned Unit Development (PUD) for a 1.52-acre parcel to allow for a mixed-use building





STAFF REVIEW:

Past Board Reviews:	The Board has reviewed multiple recent referrals regarding the adjacent vacant parcel. -Site plan and special permit referrals (Z-22-270, Z-22-271) to construct a 37,300 sf assisted living facility. -Site plan, special permit, and subdivision referrals (Z-18-335, Z-18-336, S-18-78) to split a 5.38-acre parcel into two lots and construct a 35,000 memory care facility. Both sets of referrals had feedback including coordinating with the Onondaga County Department of Transportation (OCDOT) and to provide traffic studies and drainage reports to them, advising the applicant to ensure appropriate access agreements are in place, encouraging pedestrian facilities including sidewalks, crosswalks, and transit access, and encouraging the expansion of pedestrian infrastructure along North Burdick Street.
Location:	The subject parcel is located in a development along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, Starview Homes townhouse development, and a credit union. The site also abuts a car dealership to the south and is located near the Fayetteville Towne Center retail development. Per aerial imagery, the site is one of two vacant parcels located along the south side of Medical Center Drive.
Proposed Site Layout:	Per the District Site Plan dated 2/5/26, the development will consist of a proposed 13,875 sf building to be constructed near the Medical Center Drive frontage, fronted by an 11-space parking area. A 52-space parking lot will be constructed, in two distinct areas, at the rear of the building. Some trees are shown along the Medical Center Drive frontage and adjacent to parking lots.
Proposed Zoning:	Per the Burdick Street Apartments District Plan, the intent of the PUD is for the district “to be used primarily for multiple-family dwelling units” “in close proximity to neighborhood amenities and resources.” Permitted land uses will be multi-family dwellings, personal service, professional offices, retail sales, and artisan, maker. One off-street parking space for one-bedroom dwellings and two off-street parking spaces for each of the two- and three-bedroom dwellings will be required. At least 2,500 sf will be designated for non-residential purposes.
Other:	Per the District Plan, 5% of the dwellings will be designated for “Workforce Housing” for a 10-year period following the issuance of the certificate of occupancy.
Access:	The District Site Plan shows the site will have two driveways to Medical Center Drive, a local road. The western access drive to Medical Center Drive will be a shared driveway, providing access to the adjacent parcel to the west, labeled “Future Development”.
Local Plans:	A letter from the Town of Manlius to the applicant, Brolex Properties, dated 2/17/26 detailed requests for more information and areas to consider in the design of the PUD. Included with recommendations were placing the building directly on the road frontage and consolidating parking by removing the commercial-designated parking

to the rear of the building. The Town also recommended incorporating sidewalks or a plan to support connection to adjacent sites into the district plan.

Bike/Ped/Transit: Per the District Plan, “the Owner will cooperate with the Town to connect sidewalks within the PUD District with other sidewalks constructed by the neighboring property owners in order to provide pedestrian access.”

Per aerial imagery, there are no sidewalks along Medical Center Drive or North Burdick Street in this area.

Easements: Per the District Site Plan, a sanitary sewer easement (ownership and width not detailed) occurs along the rear boundaries of the site. Portions of the rear parking lot occur within the easement.

Stormwater: Per the Environmental Assessment Form (EAF) dated 2/2/26, 1.52 acres of the 1.52-acre site will be disturbed by the proposed project and stormwater will be managed via an “on-site stormwater management collection system and subsurface stormwater storage.” Stormwater facilities are not depicted on the District Site Plan.

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

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

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

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

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service. Bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community. Additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza, approximately a 1-mile walk from the site.

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 aerial imagery it appears that there are no wooded areas on the site.

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

OCPB Case # Z-26-69

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 Cicero Planning Board at the request of Joseph Marzullo for the property located at 9160 Brewerton 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 Brewerton Road (Route 11) and Route 81, both state highways; and

WHEREAS, the applicant is proposing to construct a 140' X 80' pole barn and increase parking and stormwater facilities on a 2.009-acre parcel in a General 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:

The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board encourages installation of landscaping around the asphalt area and the road frontage to increase visual appeal of the site along with reducing stormwater runoff and improving stormwater quality.

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

Case Number: Z-26-69
Type of Action: SITE PLAN
Applicant: Joseph Marzullo

Related Cases:

Referring Board: Town of Cicero Planning Board

Date Received: 3/16/2026
30-Day Deadline: 4/15/2026

Located: at 9160 Brewerton Road

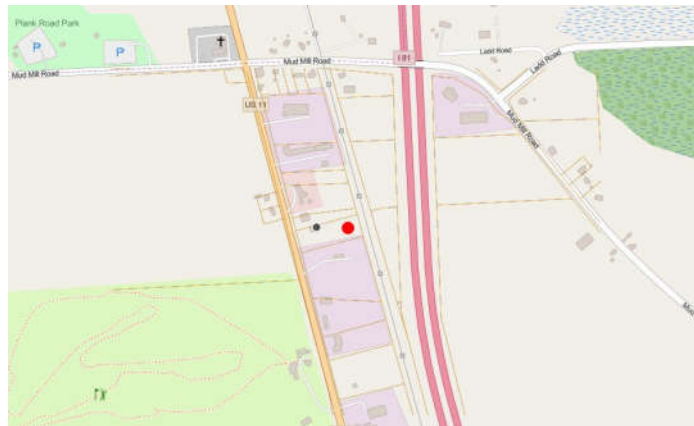
Tax Map Id: 108.-01-01.6

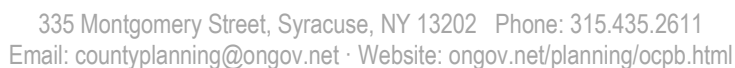
JURISDICTION:

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 Brewerton Road (Route 11) and Route 81, both state highways

Summary:

the applicant is proposing to construct a 140' X 80' pole barn and increase parking and stormwater facilities on a 2.009-acre parcel in a General Commercial zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-20-151) to construct a 30' x 40' addition to the existing building. The Board recommended Modification of the site plan, advising the applicant to coordinate with the NYS Department of Transportation (NYSDOT) regarding driveway access and to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Department. Site plan referral (Z-15-334) for construction of a 40' x 60' pole barn.
Location:	The site is located between Brewerton Road (US Route 11) and I-81 with surrounding low density roadside commercial/service land uses, a golf course, and tracts of undeveloped lands.
Existing Site Layout:	Per aerial imagery, the site has frontage on Route 11 and contains an existing building surrounded on three sides by gravel. The site appears to be utilized for outdoor storage of different vehicles along with the outdoor storage of materials between the building and the northern parcel boundary.
Project Detail:	Per the Site & Utility Plan dated 3/2/26, the applicant is proposing construction of a 140'x80' building at the rear (eastern side) of the site along with installation of an asphalt parking lot. The asphalt lot will extend from the side of the existing building to the proposed building. Per the referral, the "proposed building will provide training space for local club sports and school district teams."
Parking:	Twenty one parking spaces are proposed for the southern side of the asphalt area and 13 spaces to be located in front of the proposed building, totaling 34 parking spaces.
Access:	No changes are proposed to the existing driveway to US Route 11. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 3/2/26, 1.1 acres of the site will be disturbed by the proposed project and stormwater will be mitigated by expanding the existing stormwater management facilities. The proposed stormwater management area will be located along the southern parcel boundary, near the site's Route 11 frontage. A Stormwater Pollution Prevention Plan (SWPPP) prepared by Calocerinos Engineering, PLLC, dated 3/2/26 was 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:	A new connection to public drinking water is proposed to serve the new building. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	A new septic tank serving the new building is proposed with the leach field to be located in an unpaved area between buildings.

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). 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: Included with the referral was a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated April 20, 2020. The letter indicates that the (then proposed) project has been reviewed by the OPRHP and the office concludes that there will be no impact to NYS parklands or properties, including archaeological and/or historic resources, listed on or eligible for the State or National Registers of Historic Places.

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.

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

OCPB Case # Z-26-71

- 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 Erik Turner, Community Bank for the property located at 4000 State Route 31; 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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange; and
- WHEREAS, the applicant is proposing construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A; 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:

The Onondaga County Water Authority, Engineering Department (OCWA) requires the applicant to continue to coordinate plans with them. The municipality must ensure any mitigation as may be determined by the OCWA is reflected on the project plans prior to, or as a condition of, municipal approval.

1. The Town is encouraged to work with the applicant and the owner of the shopping plaza to add sidewalks and crosswalks to connect the proposed bank to existing or planned pedestrian walkways in the rest of the plaza.
2. The Board advises the applicant to work with the shopping plaza to secure access agreements and easements for shared parking and driveways.

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

Case Number: Z-26-71
Type of Action: SITE PLAN
Applicant: Erik Turner, Community B

Related Cases: Z-26-72 Z-26-73
Referring Board: Town of Clay Planning Board

Date Received: 3/17/2026
30-Day Deadline: 4/16/2026

Located: at 4000 State Route 31

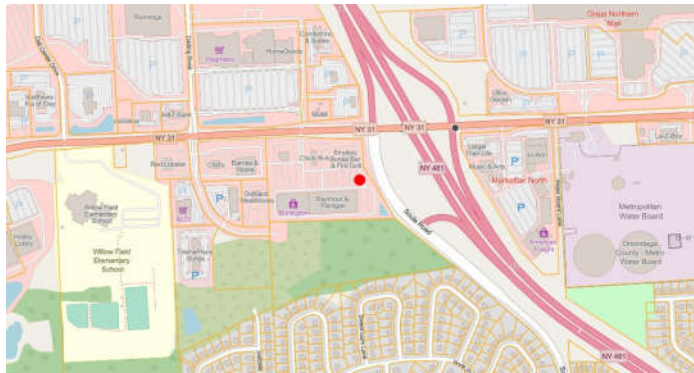
Tax Map Id: 055.-01-03.1

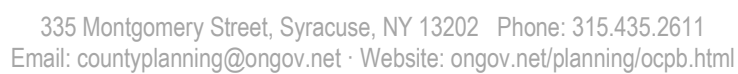
JURISDICTION:

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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange

Summary:

the applicant is proposing construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-20-47) to construct a 5,000 sf Chick-fil-A restaurant with drive-thru in this plaza. The applicant was advised to submit traffic data and a lighting plan to the NYS Department of Transportation (NYSDOT) and encouraged to ensure appropriate access agreements and easements are in place and encouraging sidewalks and crosswalks to allow pedestrian access to the site. Special permit and area variance referrals (Z-19-339, Z-19-340) to construct a Chick-fil-A restaurant. Site plan and area variance referrals (Z-13-195, Z-13-189) to construct a Longhorn Steakhouse restaurant.
Concurrent Reviews:	Special permit and area variance referrals (Z-26-72, Z-26-73) to allow this proposed bank.
Location:	The site is located along the highly commercialized NYS Route 31 corridor, with surrounding commercial, restaurants and big box retail uses. The site abuts an undeveloped, forested parcel to the south and part of the NYS Route 481 highway system to the east.
Existing Site Layout:	Aerial imagery shows the 14.9-acre parcel contains a large multi-tenant retail building, including Raymour & Flanigan and Burlington, and three outbuildings along the Route 31 frontage for Smokey Bones, Chick-fil-A, and LongHorn Steakhouse restaurants, all part of the Raymour & Flanigan shopping plaza. Each outbuilding is surrounded by its own associated parking area and there is a large parking lot separating the multi-tenant building from the outbuildings.
Access:	The shopping plaza is served by a full access, dual exit driveway onto NYS Route 31 that has an existing traffic signal. There is a cross-connection to the adjacent commercial lots with additional access to Pepperidge Way, a local road to the west that outlets at another signalized intersection with Route 31.
Proposed Site Layout:	Per the Overall Site Plan dated 3/13/26, the applicant is proposing to construct a 2,717 sf bank building along the eastern parcel site boundary of the site, between the multi-tenant retail building and the Smokey Bones restaurant located in the northeast corner of the site. The building will be oriented towards the parking lot with the drive-thru lanes circulating along the rear of the building, adjacent to eastern site boundary.
Variances:	The applicant requests two area variances to allow a side yard setback of 44' when 75' is required by Town Code and to allow a site perimeter landscape requirement reduction to 25' when 30' is required.
Parking:	The subject area is a portion of the parking lot that will be partially removed to allow construction of the bank building. The bank will have 10 spaces along the front of the building, 5 spaces along the south side, and 3 spaces behind the drive-thru lanes, totaling 18 spaces dedicated to bank-use.
Bike/Ped/Transit:	Sidewalks are proposed along two sides of the building, but no sidewalks or crosswalks are shown connecting the bank to other buildings within the plaza.

Aerial imagery shows sidewalks are present along NYS Route 31 and along the east side of the full-access driveway to Route 31.

Sidewalks are present around buildings, but only the sidewalks serving Chick-fil-A connect to roadside sidewalks.

Landscaping:	Per the Site Planting Plan dated 3/13/26, plantings will be installed around three sides of the bank building with trees installed along the bank parking areas and in planting islands in the main plaza parking lot.
Easements:	Per the Site Preparation Plan dated 3/13/26, multiple easements cross the subject area including: -a 20'-wide Town-owned right-of-way along a portion of the eastern parcel boundary -a 30'-wide OCWA easement crosses the southern portion of the subject area -a 30'-wide Town-owned drainage right-of-way containing stormwater infrastructure crosses the subject area in multiple locations -a water easement crosses the subject area (west to east) and the Site Drainage and Utilities Plan dated 3/13/26 shows a portion of the water pipes under the proposed drive-thru will be relocated to accommodate the drive-thru area.
Drinking Water:	A new connection to public drinking water is proposed. 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:	A new connection to the public sewers is proposed and the site is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

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

OCPB Case # Z-26-72

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Erik Turner, Community Bank for the property located at 4000 State Route 31; 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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange; and

WHEREAS, the applicant is requesting a special permit to allow construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A; 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:

The Onondaga County Water Authority, Engineering Department (OCWA) requires the applicant to continue to coordinate plans with them. The municipality must ensure any mitigation as may be determined by the OCWA is reflected on the project plans prior to, or as a condition of, municipal approval.

1. The Town is encouraged to work with the applicant and the owner of the shopping plaza to add sidewalks and crosswalks to connect the proposed bank to existing or planned pedestrian walkways in the rest of the plaza.
2. The Board advises the applicant to work with the shopping plaza to secure access agreements and easements for shared parking and driveways.

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

Case Number: Z-26-72
Type of Action: SPECIAL PERMIT
Applicant: Erik Turner, Community B

Related Cases: Z-26-71 Z-26-73
Referring Board: Town of Clay Town Board

Date Received: 3/17/2026
30-Day Deadline: 4/16/2026

Located: at 4000 State Route 31

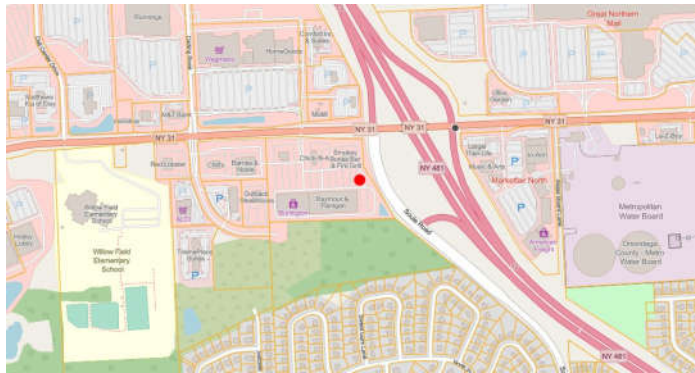
Tax Map Id: 055.-01-03.1

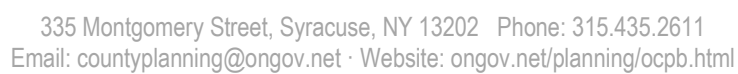
JURISDICTION:

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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange

Summary:

the applicant is requesting a special permit to allow construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A





STAFF REVIEW:

Concurrent Reviews:	Site plan and area variance (Z-26-71, Z-26-73) for this proposed bank.
Past Board Reviews:	Site plan referral (Z-20-47) to construct a 5,000 sf Chick-fil-A restaurant with drive-thru in this plaza. The applicant was advised to submit traffic data and a lighting plan to the NYS Department of Transportation (NYSDOT) and encouraged to ensure appropriate access agreements and easements are in place and encouraging sidewalks and crosswalks to allow pedestrian access to the site. Special permit and area variance referrals (Z-19-339, Z-19-340) to construct a Chick-fil-A restaurant. Site plan and area variance referrals (Z-13-195, Z-13-189) to construct a Longhorn Steakhouse restaurant.
Location:	The site is located along the highly commercialized NYS Route 31 corridor, with surrounding commercial, restaurants and big box retail uses. The site abuts an undeveloped, forested parcel to the south and part of the NYS Route 481 highway system to the east.
Existing Site Layout:	Aerial imagery shows the 14.9-acre parcel contains a large multi-tenant retail building, including Raymour & Flanigan and Burlington, and three outbuildings along the Route 31 frontage for Smokey Bones, Chick-fil-A, and LongHorn Steakhouse restaurants, all part of the Raymour & Flanigan shopping plaza. Each outbuilding is surrounded by its own associated parking area and there is a large parking lot separating the multi-tenant building from the outbuilding.
Access:	The shopping plaza is served by a full access, dual exit driveway onto NYS Route 31 that has an existing traffic signal. There is a cross-connection to the adjacent commercial lots with additional access to Pepperidge Way, a local road to the west that outlets at another signalized intersection with Route 31.
Proposed Site Layout:	Per the Overall Site Plan dated 3/13/26, the applicant is proposing to construct a 2,717 sf bank building along the eastern parcel site boundary of the site, between the multi-tenant retail building and the Smokey Bones restaurant located in the northeast corner of the site. The building will be oriented towards the parking lot with the drive-thru lanes circulating along the rear of the building, adjacent to eastern site boundary.
Variances:	The applicant requests two area variances to allow a side yard setback of 44' when 75' is required by Town Code and to allow a site perimeter landscape requirement reduction to 25' when 30' is required.
Parking:	The subject area is a portion of the parking lot that will be partially removed to allow construction of the bank building. The bank will have 10 spaces along the front of the building, 5 spaces along the south side, and 3 spaces behind the drive-thru lanes, totaling 18 spaces dedicated to bank-use.
Bike/Ped/Transit:	Sidewalks are proposed along two sides of the building, but no sidewalks or crosswalks are shown connecting the bank to other buildings within the plaza.

Aerial imagery shows sidewalks are present along NYS Route 31 and along the east side of the full-access driveway to Route 31.

Sidewalks are present around buildings, but only the sidewalks serving Chick-fil-A connect to roadside sidewalks.

Landscaping:	Per the Site Planting Plan dated 3/13/26, plantings will be installed around three sides of the bank building with trees installed along the bank parking areas and in planting islands in the main plaza parking lot.
Easements:	Per the Site Preparation Plan dated 3/13/26, multiple easements cross the subject area including: -a 20'-wide Town-owned right-of-way along a portion of the eastern parcel boundary -a 30'-wide OCWA easement crosses the southern portion of the subject area -a 30'-wide Town-owned drainage right-of-way containing stormwater infrastructure crosses the subject area in multiple locations -a water easement crosses the subject area (west to east) and the Site Drainage and Utilities Plan dated 3/13/26 shows a portion of the water pipes under the proposed drive-thru will be relocated to accommodate the drive-thru area.
Drinking Water:	A new connection to public drinking water is proposed. 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:	A new connection to the public sewers is proposed and the site is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

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

OCPB Case # Z-26-73

- 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 Clay Zoning Board of Appeals at the request of Erik Turner, Community Bank for the property located at 4000 State Route 31; 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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange; and
- WHEREAS, the applicant is requesting area variances to allow construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A; 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:

The Onondaga County Water Authority, Engineering Department (OCWA) requires the applicant to continue to coordinate plans with them. The municipality must ensure any mitigation as may be determined by the OCWA is reflected on the project plans prior to, or as a condition of, municipal approval.

1. The Town is encouraged to work with the applicant and the owner of the shopping plaza to add sidewalks and crosswalks to connect the proposed bank to existing or planned pedestrian walkways in the rest of the plaza.
2. The Board advises the applicant to work with the shopping plaza to secure access agreements and easements for shared parking and driveways.

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

Case Number: Z-26-73
Type of Action: AREA VARIANCE
Applicant: Erik Turner, Community B

Related Cases: Z-26-71 Z-26-72

Referring Board: Town of Clay Zoning Board of Appeals

Date Received: 3/17/2026
30-Day Deadline: 4/16/2026

Located: at 4000 State Route 31

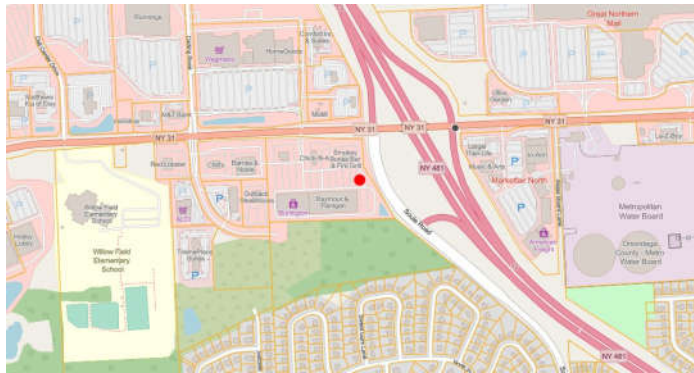
Tax Map Id: 055.-01-03.1

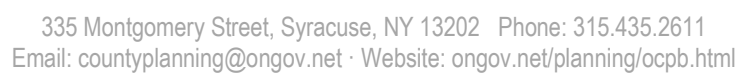
JURISDICTION:

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 NYS Route 31 and NYS Route 481, both state highways, and Soule Road, a state highway north of the 481 interchange and a county highway south of the interchange

Summary:

the applicant is requesting area variances to allow construction of a 2,717 sf bank with drive thru on a 1.056 acre portion of a 14.9-acre parcel in a Regional Commercial (RC-1) zoning district with Highway Overlay Type A





STAFF REVIEW:

Concurrent Reviews:	Site plan and special permit referrals (Z-26-71, Z-26-72) to construct this proposed bank.
Past Board Reviews:	Site plan referral (Z-20-47) to construct a 5,000 sf Chick-fil-A restaurant with drive-thru in this plaza. The applicant was advised to submit traffic data and a lighting plan to the NYS Department of Transportation (NYSDOT) and encouraged to ensure appropriate access agreements and easements are in place and encouraging sidewalks and crosswalks to allow pedestrian access to the site. Special permit and area variance referrals (Z-19-339, Z-19-340) to construct a Chick-fil-A restaurant. Site plan and area variance referrals (Z-13-195, Z-13-189) to construct a Longhorn Steakhouse restaurant.
Location:	The site is located along the highly commercialized NYS Route 31 corridor, with surrounding commercial, restaurants and big box retail uses. The site abuts an undeveloped, forested parcel to the south and part of the NYS Route 481 highway system to the east.
Existing Site Layout:	Aerial imagery shows the 14.9-acre parcel contains a large multi-tenant retail building, including Raymour & Flanigan and Burlington, and three outbuildings along the Route 31 frontage for Smokey Bones, Chick-fil-A, and LongHorn Steakhouse restaurants, all part of the Raymour & Flanigan shopping plaza. Each outbuilding is surrounded by its own associated parking area and there is a large parking lot separating the multi-tenant building from the outbuildings.
Access:	The shopping plaza is served by a full access, dual exit driveway onto NYS Route 31 that has an existing traffic signal. There is a cross-connection to the adjacent commercial lots with additional access to Pepperidge Way, a local road to the west that outlets at another signalized intersection with Route 31.
Proposed Site Layout:	Per the Overall Site Plan dated 3/13/26, the applicant is proposing to construct a 2,717 sf bank building along the eastern parcel site boundary of the site, between the multi-tenant retail building and the Smokey Bones restaurant located in the northeast corner of the site. The building will be oriented towards the parking lot with the drive-thru lanes circulating along the rear of the building, adjacent to eastern site boundary.
Variances:	The applicant requests two area variances to allow a side yard setback of 44' when 75' is required by Town Code and to allow a site perimeter landscape requirement reduction to 25' when 30' is required.
Parking:	The subject area is a portion of the parking lot that will be partially removed to allow construction of the bank building. The bank will have 10 spaces along the front of the building, 5 spaces along the south side, and 3 spaces behind the drive-thru lanes, totaling 18 spaces dedicated to bank-use.
Bike/Ped/Transit:	Sidewalks are proposed along two sides of the building, but no sidewalks or crosswalks are shown connecting the bank to other buildings within the plaza.

Aerial imagery shows sidewalks are present along NYS Route 31 and along the east side of the full-access driveway to Route 31.

Sidewalks are present around buildings, but only the sidewalks serving Chick-fil-A connect to roadside sidewalks.

Landscaping:	Per the Site Planting Plan dated 3/13/26, plantings will be installed around three sides of the bank building with trees installed along the bank parking areas and in planting islands in the main plaza parking lot.
Easements:	Per the Site Preparation Plan dated 3/13/26, multiple easements cross the subject area including: -a 20'-wide Town-owned right-of-way along a portion of the eastern parcel boundary -a 30'-wide OCWA easement crosses the southern portion of the subject area -a 30'-wide Town-owned drainage right-of-way containing stormwater infrastructure crosses the subject area in multiple locations -a water easement crosses the subject area (west to east) and the Site Drainage and Utilities Plan dated 3/13/26 shows a portion of the water pipes under the proposed drive-thru will be relocated to accommodate the drive-thru area.
Drinking Water:	A new connection to public drinking water is proposed. 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:	A new connection to the public sewers is proposed and the site is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

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

OCPB Case # Z-26-75

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 LaFayette Planning Board at the request of Jesse Breed for the property located at 2696 Route 11; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11, a state highway; and

WHEREAS, the applicant is proposing to install storage bunkers to establish a mulch and stone business on a 34.92-acre residential property 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 recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

The New York State Department of Transportation requires the applicant contact them to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards. 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 Town is encouraged to require all of the information necessary to accurately review proposals including a location survey, to-scale plans that details the proposed work and locations, and information including setbacks, property lines, septic and well locations, steep slopes, and road access.

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

Case Number: Z-26-75
Type of Action: SITE PLAN
Applicant: Jesse Breed

Related Cases:

Referring Board: Town of LaFayette Planning Board

Date Received: 3/18/2026
30-Day Deadline: 4/17/2026

Located: at 2696 Route 11

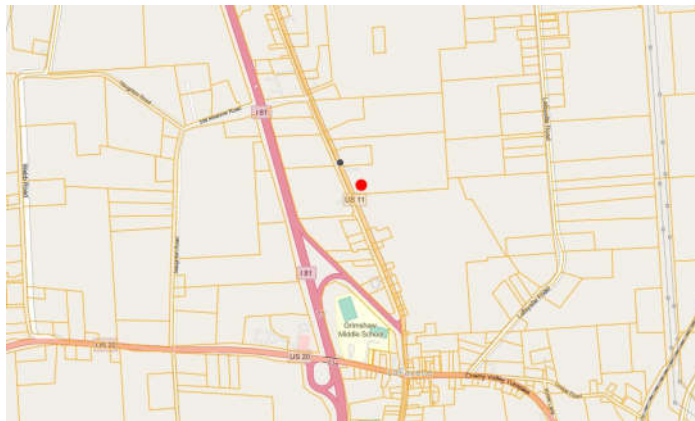
Tax Map Id: 020.-04-16.2

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 Route 11, a state highway

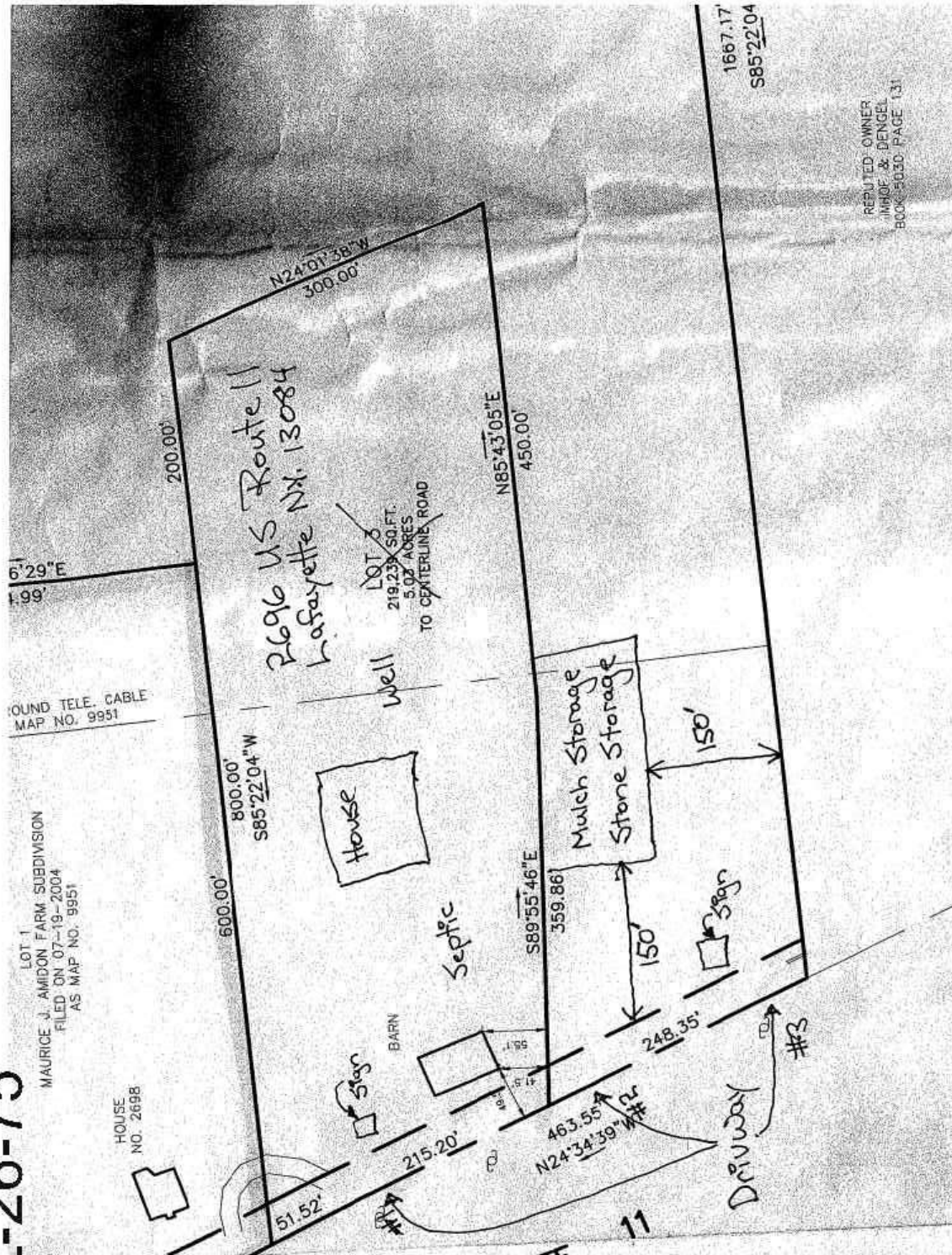
Summary:

the applicant is proposing to install storage bunkers to establish a mulch and stone business on a 34.92-acre residential property in a Business zoning district



Z-26-75

LOT 1
MAURICE J. AMIDON FARM SUBDIVISION
FILED ON 07-19-2004
AS MAP NO. 9951



STAFF REVIEW:

Location:	The site is located on the west side of US Route 11, north of its intersection with US Route 20 and the LaFayette hamlet. The area is characterized by low-density residential and large wooded parcels.
Existing Site Layout:	The site is a large, U-shaped primarily wooded parcel with a residential structure and barn constructed in the site's southern portion. The barn is constructed along the Route 11 frontage with the house located behind. South of the buildings is a large area covered by shrubs and brush.
Proposed Site Layout:	The referral materials included a replicated portion of a survey with hand-drawn images to serve as a site plan. The portion of the survey appears to show this portion of the site as two separate lots that have since been combined. The applicant is proposing to clear brush from an area for mulch and stone storage. The mulch and stone will be stored in 4'x8' concrete bunkers, constructed with concrete blocks on three sides, open to the front with no covering. The bunkers will be installed south of the existing house.
Access:	One existing driveway from Route 11 serves both buildings. Per aerial imagery and the submitted drawing, three access points to Route 11 exist south of the existing driveway. Per emails with the Town dated 3/10/26, the mulch and storage areas will be accessed internally and the main driveway will continue to serve the whole site. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements.
Project Detail:	Two 32 sf signs will be installed along the site's road frontage, behind the right-of-way. No lighting for the signs is proposed.
Other:	The referral materials did not include a legal survey or site plan with a scale or images drawn to scale. All information regarding the proposal was communicated by drawings on the old survey, photocopied notes, and information from the Town Codes office. Exact locations of the proposed bunkers, driveways, and signs are not clear. Per the Town, no other information will be required for the Town to review the application.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 3/2/26, 2 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not addressed on the EAF. 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:	It is assumed the existing structures are served by an individual well and septic system. No changes are proposed.

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

OCPB Case # Z-26-76

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 Canandaigua Bank for the property located at 6805 East 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 East Genesee Street (Route 5), a state highway; and

WHEREAS, the applicant is proposing to amend the previous site plan for signage related to a newly constructed bank facility on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district; and

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

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

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

Case Number: Z-26-76
Type of Action: SITE PLAN
Applicant: Canandaigua Bank

Related Cases: Z-26-77

Referring Board: Town of DeWitt Planning Board

Date Received: 3/23/2026
30-Day Deadline: 4/22/2026

Located: at 6805 East Genesee Street

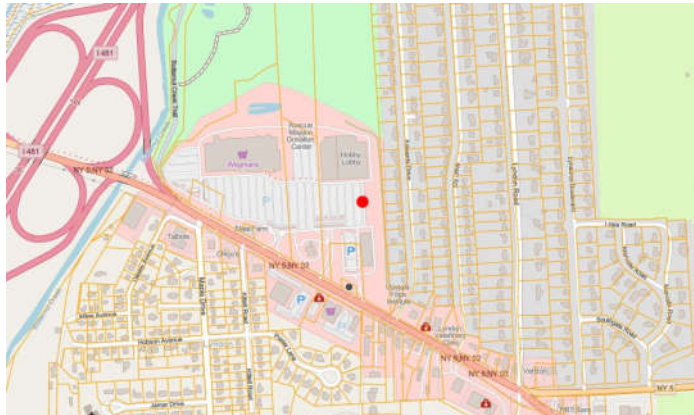
Tax Map Id: 063.-02-05.1, 063.-02-09.1, 06

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 East Genesee Street (Route 5), a state highway

Summary:

the applicant is proposing to amend the previous site plan for signage related to a newly constructed bank facility on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district



STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-25-134, Z-25-164) to construct this bank and drive-thru. The Board encouraged the addition of landscaping and vegetative buffering for adjacent residential properties
Concurrent Reviews:	Area variance referral (Z-26-77) to allow the proposed sign plan.
Location:	The site is located in a primarily commercial area along East Genesee Street, within the existing Wegmans shopping plaza which includes several existing retail and commercial uses including Wegmans, Hobby Lobby, Liquor City, Supercuts, Bank of America, a dental office, a juice bar, and a fitness center. The subject area is a 0.8-acre area on the eastern side of the site, adjacent to smaller retail businesses.
Project Detail:	A 5,100 sf bank with drive-thru has been constructed and the applicant seeks site plan approval for the proposed sign plan. Per the sign plan dated 11/25/25, the applicant proposes: -Two 12'9.5"x2'11.75" building mounted signs to face south and west. -Drive-thru signage identifying the drive-thru/ATM lanes, including two "Clearance" signs. -Seven 3'x30" free-standing directional signs to be located around the building and drive-thru, directing traffic flow. -A 4'x4' branding sign to be mounted in the interior of the building. -Information signage to be located on the doors.
Variances:	Town Code allows one attached sign per street façade to which the lot has an access drive. The applicant requests a variance to allow the second western-facing 12'9.5"x2'11.75" building-mounted sign.

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

OCPB Case # Z-26-77

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 Canandaigua Bank for the property located at 6805 East Genesee Street; 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 East Genesee Street (Route 5), a state highway; and

WHEREAS, the applicant is requesting an area variance for signage related to a newly constructed bank facility on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district; and

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

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

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

Case Number: Z-26-77
Type of Action: AREA VARIANCE
Applicant: Canandaigua Bank

Related Cases: Z-26-76

Referring Board: Town of DeWitt Zoning Board of Appeals

Date Received: 3/23/2026
30-Day Deadline: 4/22/2026

Located: at 6805 East Genesee Street

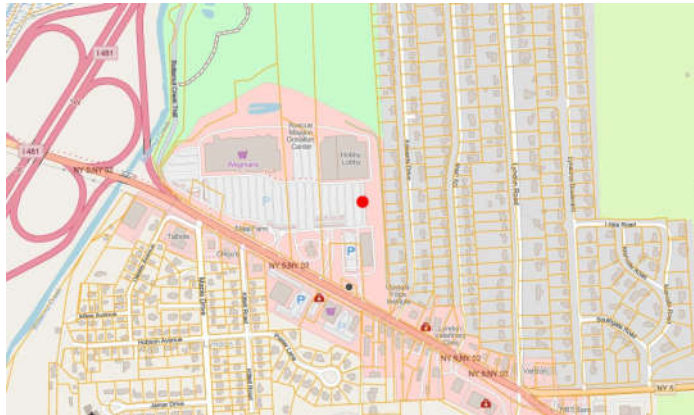
Tax Map Id: 063.-02-05.1, 063.-02-09.1, 06

JURISDICTION:

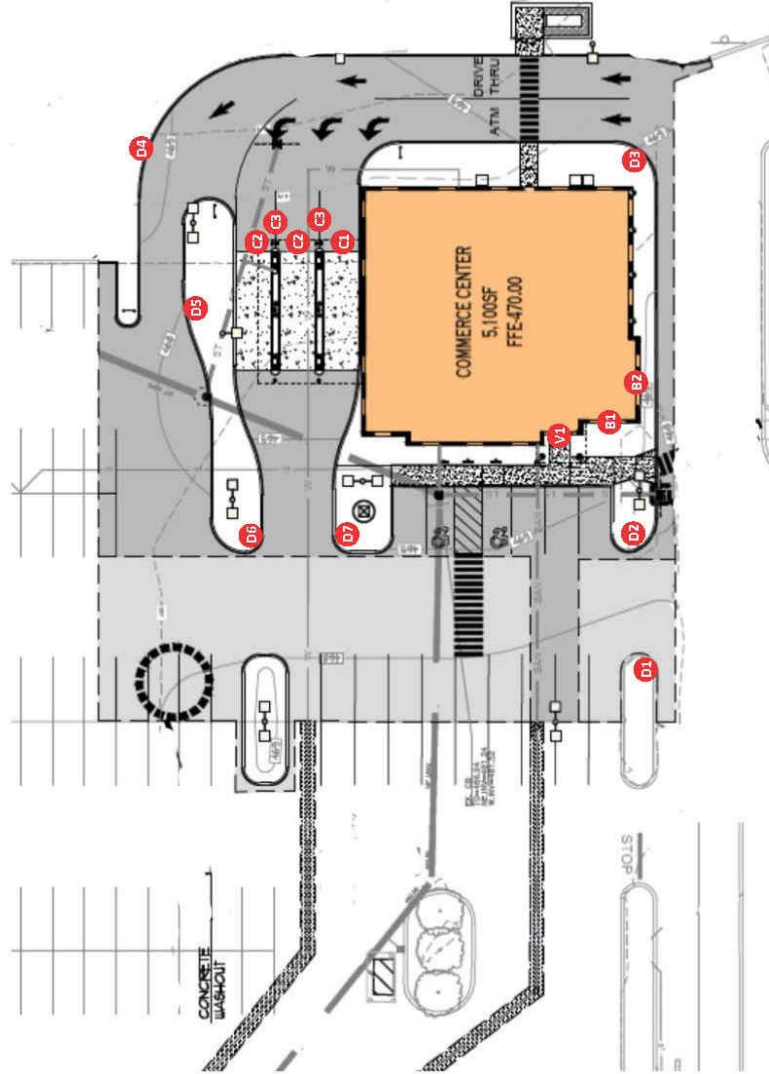
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 5), a state highway

Summary:

the applicant is requesting an area variance for signage related to a newly constructed bank facility on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district



Z-26-76, 77



SITE PLAN

Project ID 0432162Ar5	
CANADAGUA NB 6805 EGBINE STREET FAYETTEVILLE, NY	
Date: 10/24/25 Contact: MD Designer: JMC	Sign Item SITE PLAN Scale: AS NOTED
Revision Note RS DBS 11/25/25: Updated permit to road correct. Revised Int 1, Nos 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 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2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145,	

STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-25-134, Z-25-164) to construct this bank and drive-thru. The Board encouraged the addition of landscaping and vegetative buffering for adjacent residential properties
Concurrent Reviews:	Site plan referral (Z-26-76) for this proposed sign plan.
Location:	The site is located in a primarily commercial area along East Genesee Street, within the existing Wegmans shopping plaza which includes several existing retail and commercial uses including Wegmans, Hobby Lobby, Liquor City, Supercuts, Bank of America, a dental office, a juice bar, and a fitness center. The subject area is a 0.8-acre area on the eastern side of the site, adjacent to smaller retail businesses.
Project Detail:	A 5,100 sf bank with drive-thru has been constructed and the applicant seeks site plan approval for the proposed sign plan. Per the sign plan dated 11/25/25, the applicant proposes: -Two 12'9.5"x2'11.75" building mounted signs to face south and west. -Drive-thru signage identifying the drive-thru/ATM lanes, including two "Clearance" signs. -Seven 3'x30" free-standing directional signs to be located around the building and drive-thru, directing traffic flow. -A 4'x4' branding sign to be mounted in the interior of the building. -Information signage to be located on the doors.
Variances:	Town Code allows one attached sign per street façade to which the lot has an access drive. The applicant requests a variance to allow the second western-facing 12'9.5"x2'11.75" building-mounted sign.

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

OCPB Case # Z-26-80

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of 210 Fayette Silver Properties, LLC for the property located at 101 Pleasant 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 Fayette Street (Route 92), a state highway; and

WHEREAS, the applicant is proposing to redevelop a vacant residential structure into a professional office building on a 0.25-acre parcel in a Commercial (C) 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 proposed parking at the rear of the property has limited space to turn around and when the lot is full, a row of cars will be blocked from egress. The Village is encouraged to ensure the feasibility of parking prior to approval of the plans.

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

Case Number: Z-26-80
Type of Action: SITE PLAN
Applicant: 210 Fayette Silver Proper

Related Cases:

Referring Board: Village of Manlius Planning Board

Date Received: 3/23/2026
30-Day Deadline: 4/22/2026

Located: at 101 Pleasant Street

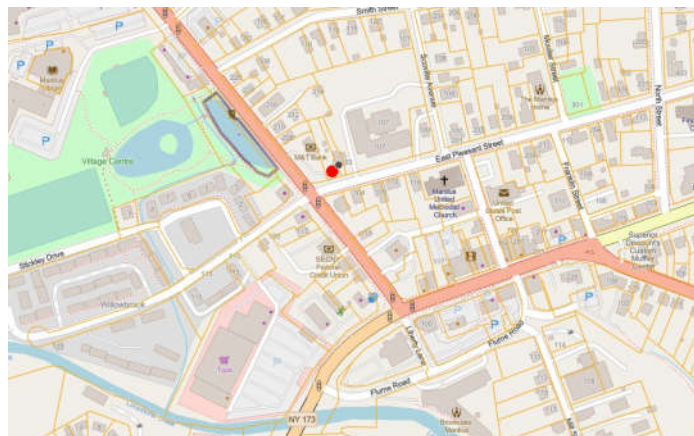
Tax Map Id: 025.-01-10.0

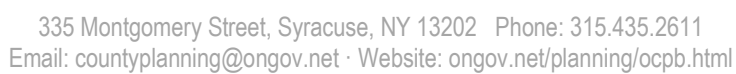
JURISDICTION:

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 Fayette Street (Route 92), a state highway

Summary:

the applicant is proposing to redevelop a vacant residential structure into a professional office building on a 0.25-acre parcel in a Commercial (C) zoning district





STAFF REVIEW:

Location:	The site is a residence located at the center of the Village of Manlius, fronting on Pleasant Street, a local road, near its intersection with Fayette Street (NYS Route 92). The site is one of two adjacent narrow residential parcels with an M&T Bank to the west (on the corner of Fayette and Pleasant Streets) and Community Covenant Church to the east.
Project Detail:	The applicant proposes redevelopment of the property for use as an office building. Per the Environmental Assessment Form (EAF) dated 3/3/26, the proposal includes "removal of the existing asphalt driveway and front enclosed porch with the construction of a new parking lot, retaining wall, and installation of a new concrete sidewalk connection to the existing public sidewalk. No expansion of the building footprint is proposed.
Proposed Site Layout:	Per the Site Plan dated 3/20/26, the new driveway will be constructed along the western parcel boundary, providing access to a rear 8-car parking lot. Per the Site Plan there will be minimal side yard setbacks to the driveway and parking lot. The new retaining wall will be constructed on the eastern side of the parking lot and a 6'-privacy fence will be installed at the rear and eastern side of the parking lot. An existing stockade fence along the western site boundary will remain. A new sidewalk from the building will connect to the roadside sidewalk.
Stormwater:	Per the EAF, 0.25 acres of the site will be disturbed by the proposed project and the "existing drainage patterns to remain."
Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	The site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant and Manlius Pump Station service areas. No changes to the current infrastructure are proposed. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html

*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 Onondaga Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, March 26, 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-26-63
REFERRING BOARD: Town of Onondaga Town Board
DATE RECEIVED: 3/6/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Onondaga
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 Onondaga is proposing a town-wide six-month moratorium on the "siting, establishment, placement, installation, construction, erection, modification and enlargement of battery energy storage systems within the Town of Onondaga." Per the proposed law, the moratorium will allow the Town Board to consider zoning changes and the enactment of zoning measures to "Specifically address matters of community concern."

The proposed law defines key terms including "battery", "battery energy storage system", "Cell", and "battery energy storage management system" and distinguishes between Tier 1 and Tier 2 Battery Energy Storage Systems (BESS). Tier 1 BESS are systems the "have an aggregate energy capacity less than or equal to 600kWh and, if in an enclosed area, consist of only a single energy storage system technology". Tier 2 BESS are systems that "have an aggregate capacity greater than 600kWh or are comprised of more than one stage battery technology in a room or enclosed area" noting "Such systems shall include so-

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called 'independent' or 'stand-alone' systems or systems which are incidental to another primary use, including but not limited to any wind energy or solar energy systems."

The Town Board reviews any application for relief from the moratorium. The application and a \$250 fee are to be submitted to the Town Code Enforcement Officer.

Any person, firm or corporation that establishes, places, constructs, enlarges or erects any battery energy storage systems in violation the moratorium shall be subject to a fine of \$1,000.00 and/or imprisonment for a term not to exceed fifteen days. Each day a violation continues shall be considered a separate violation.

Recommendations: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Otisco Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, March 26, 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-26-70
REFERRING BOARD: Town of Otisco Town Board
DATE RECEIVED: 3/17/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Otisco
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 applicant is proposing Local Law No. 1 of 2026 to impose a six (6) month moratorium on commercial and industrial construction within the Town of Otisco. Per the proposed law, the intent of the moratorium is to “allow the Town Board to continue to conduct a comprehensive review of the Town’s existing local laws, State and federal laws and to consider enacting additional local laws and regulations in order to protect the Town’s character and natural resources from high impact commercial and industrial development.”

The moratorium will halt issuance of building permits, septic system permits or approvals, or any other governmental approvals, “and no construct shall commence for any new commercial or industrial development.” The moratorium will apply to “the issuance of permits, landuse approvals, site plan approvals, subdivision approvals and other authorizations required for commercial and industrial construction.”

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

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“This moratorium shall not apply to developments for which validly issued permits and approvals have been issued prior to the effective date of this Local Law and so long as any such permits or approvals remain in effect.”

The proposed law includes a list of uses not subject to the proposed moratorium including the construction, improvement or replacement of 1-3 family residential dwellings and appurtenant structures, interior renovations or repairs not increasing a building's square footage, permits related to public safety or emergency repairs, some subdivisions/resubdivisions, farm operations for the productions of crops, livestock and livestock products but not for new structures relating to slaughterhouses or meat processing facilities, communication towers and their components, and some solar energy equipment and systems and some wind energy systems.

The Town will use the moratorium period to “conduct a comprehensive review of existing local laws and regulations and State and federal laws pertaining to commercial and industrial development and continue to consider modifying existing local laws or enacting additional local laws and regulations.”

Exemptions made be made at the Town Board's discretion for specific projects if the project is determined to be “of critical importance to the Town's economic development, or in the best interest of the community, or to prevent undue hardship to the property owner.”

ADVISORY NOTE(S): 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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Lysander Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, March 26, 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.

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CASE NUMBER: Z-26-74
REFERRING BOARD: Town of Lysander Town Board
DATE RECEIVED: 3/17/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Lysander
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 applicant is proposing a local law to rescind the moratorium on "solar farms" in the Town of Lysander.

The moratorium was initially reviewed and No Position held in 2023 when the local law proposing the moratorium was referred (Z-23-113). Some changes to the Town's solar regulations were included and reviewed under text amendment referral (Z-25-192).

ADVISORY NOTE(S): 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.

Recommendation: No Position

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

recommendations:

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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: Thursday, March 26, 2026
RE: GML Administrative Review - at 159 Maplehurst Avenue
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-26-78
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/23/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Nicholas Lede, Lede-Commerce, LLC
LOCATION: at 159 Maplehurst Avenue
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 the municipal boundary between the City of Syracuse and the Town of Salina
TAX ID(s): 005.-17-07.0
RELATED CASES:

Project Summary: The applicant is proposing to establish a third bedroom in an existing residence located on a 0.1-acre parcel in a Low Density Residential (R2) zoning district. Per the referral materials, a previous owner constructed the bedroom on the second floor of the house, but never submitted the necessary paperwork to the City. The applicant is seeking to make the bedroom a "legal" bedroom and establish the current square footage in City records. No changes are proposed to the interior or exterior of the property.

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: Thursday, March 26, 2026
RE: GML Administrative Review - at 615 West Onondaga 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-26-79
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/23/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: James Knittel
LOCATION: at 615 West Onondaga 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 a Behavioral Health Clinic, a state-owned facility
TAX ID(s): 093.-03-13.0
RELATED CASES:

Project Summary: The applicant is proposing to renovate a vacant apartment building and re-establish a "Dwelling, Multi Unit" land use for 42 apartments on a 0.395-acre parcel in a Central Business (MX-5) zoning district. Per the referral materials, proposed changes to the site include new exterior cladding, windows, and roofing plus repaving and restriping the existing parking lot. Interior changes include new finishes, fixtures, and new mechanical and electrical systems. No changes to the existing layout are proposed.

The site is located south of downtown Syracuse, near the corner of South Avenue and West Onondaga Street, both City streets, with driveway access to both. Fourteen parking spaces are located along the asphalt area that functions as a driveway and parking lot.

The site is served by City of Syracuse drinking water and public sewers. The site is located in the Metropolitan Wastewater Treatment Plant service area.

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

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

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: Thursday, March 26, 2026
RE: GML Administrative Review - at 300-310 Montgomery 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-26-81
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/23/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: St. Paul's Church
LOCATION: at 300-310 Montgomery 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 the Senator Hughes State Office Building, a state facility, the Carnegie Building and the Onondaga County Courthouse, both county facilities
TAX ID(s): 102.-01-03.1
RELATED CASES:

Project Summary: The applicant is proposing to reconstruct the existing church facility parking lot and curb cuts, as well as relocate a sculpture and add a new decorative wall on a 0.95-acre parcel in a Central Business (MX-5) zoning district. The site has frontage on East Fayette Street and Montgomery Street, both city streets, and contains St. Paul's Cathedral and Parish House, which are listed on the State or National Register of Historic Places. The parking lot is located adjacent to the church building with driveway access from East Fayette Street.

Per the referral materials, approximately 20" of material will be removed from the surface of the parking lot which will then be resurfaced, asphalted, and striped. The access will be converted to two one-way driveways to improve circulation through the parking lot. Roadside trees and landscaping will be replaced as part of the parking lot renovation.

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

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ADVISORY NOTE: This project will need to be reviewed by the Syracuse Landmark Preservation Board (SLPB).

Recommendations: No Position

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

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