



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

April 22, 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
Michael LaFlair
Kevin Casserino
Renee Dellas
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon
Annie Amidon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:02 AM on April 22, 2026.

III. APPROVAL OF MINUTES

Minutes from April 1, 2026 were submitted for approval. Don Radke made a motion to accept the minutes. Kevin Casserino seconded the motion. The votes were recorded as follows: Marty Voss-yes; Michael 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-26-14	TSalPB	<i>No Position With Comment</i>
Z-26-101	TCicPB	<i>Modification</i>
Z-26-85	TDewTB	<i>No Position</i>
Z-26-87	TSalZBA	<i>Modification</i>
Z-26-88	TSalZBA	<i>Modification</i>
Z-26-89	TClaTB	<i>No Position With Comment</i>
Z-26-91	TClaPB	<i>Modification</i>
Z-26-92	TVanPB	<i>Modification</i>
Z-26-93	TVanZBA	<i>Modification</i>
Z-26-94	TClaTB	<i>No Position With Comment</i>
Z-26-95	TSkaTB	<i>No Position</i>
Z-26-96	TCamTB	<i>No Position With Comment</i>

Z-26-97 CSyrZBA *No Position With Comment*

Z-26-98 CSyrZA *No Position*

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

S-26-10 CSyrZA *No Position*

S-26-11 CSyrZA *No Position With Comment*

S-26-12 CSyrPB *No Position*

Z-26-100 CSyrZA *No Position*

Z-26-102 TCicPB *No Position*

Z-26-82 TOnoZBA *No Position*

Z-26-83 TSpaPB *Modification*

Z-26-84 TMarTB *No Position*

Z-26-86 TDewZBA *No Position*

Z-26-90 TClatB *No Position*

Z-26-99 CSyrZA *No Position*

VII. ADJOURNMENT

The meeting adjourned at 11:34 AM.

OCPB Case # S-26-14

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Patrick Reynolds for the property located 215 Luther Ave; 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 Interstate Route 81, a state highway; and

WHEREAS, the applicant is proposing to subdivide 5 parcels into one new lot (Lot B 0.344 acres) in an Office and Light Industrial Park (O-2) zoning district; and

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

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

ior to, or as a condition of, municipal approval.

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

Case Number: S-26-14
Type of Action: SUBDIVISION
Applicant: Patrick Reynolds

Related Cases: Z-26-87 Z-26-88

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 4/15/2026
30-Day Deadline: 5/15/2026

Located: 215 Luther Ave

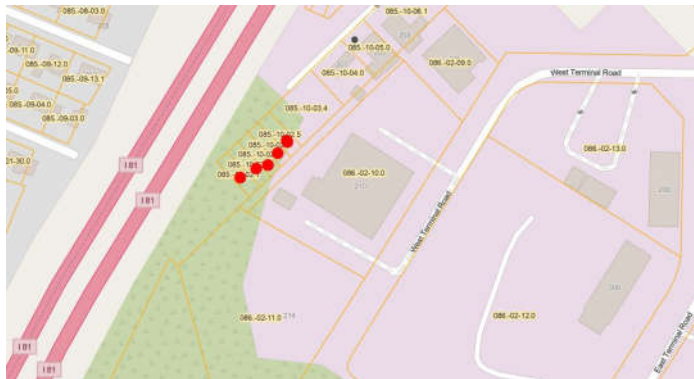
Tax Map Id: 085.-10-2.1, 085.-10-2.2, 085.-

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 Interstate Route 81, a state highway

Summary:

the applicant is proposing to subdivide 5 parcels into one new lot (Lot B 0.344 acres) in an Office and Light Industrial Park (O-2) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site plan and area variance referral (Z-26-87, Z-26-88) to construct this proposed warehouse and to allow a reduction in setbacks.
Existing Site Layout:	The site contains five vacant parcels abutting the southeastern side of Interstate 81, south of Seventh North Street, in an area characterized by distribution warehouses and commercial uses.
Proposed Site Layout:	The Site Plan – Proposed Features Buckley Gardens page 2 dated 1/28/26, shows a proposed 6,500 sf warehouse building fronted by a gravel area.
Access:	Luther Avenue, a local road, terminates in front of the adjacent site. Per the Site Plan, it appears the gravel area to be in front of the building will connect to Luther Avenue.
Subdivision	Per the Lot Line Adjustment Buckley Gardens dated 1/28/26, the five parcels will be combined into one new lot, Proposed Lot B (0.344 acres).
Variances:	The applicant requests area variances to allow a 40' front yard setback when 50' is required by Town Code, a 10' side yard setback when 20' is required, and a 10' rear yard setback when 20' is required.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/30/26, 0.3 acres of the site will be disturbed by the proposed project. Stormwater facilities are not shown on the plans. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.
Drinking Water:	A new connection to public drinking water is proposed to serve the warehouse. 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 to serve the warehouse. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734004, 734123, C734118, C734152, C734154) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Waterbodies:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

Historic Resources: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

ADVISORY NOTE: If so, the applicant is advised to contact the DEC to determine if the project should be reviewed 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-26-101

- 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 Streamline Real Estate Acquisitions, LLC for the property located 7973 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 a state highway) and Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, applicant proposes to redevelop a vacant Walgreens into four commercial tenant spaces on a 1.57-acre parcel in a General Commercial (GC) 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:

ned by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

o coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit access to the site and the applicant is encouraged to consider installing an enhanced bus stop along the Route 11 frontage.

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

Case Number: Z-26-101
Type of Action: SITE PLAN
Applicant: Streamline Real Estate A

RelatedCases:
Referring Board: Town of Cicero Planning Board

Date Received: 4/13/2026
30-Day Deadline: 5/13/2026

Located: 7973 Brewerton Road

Tax Map Id: 045.-01-09.1, 045.-01-10.0

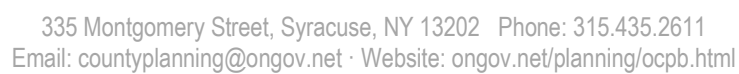
JURISDICTION:

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 Brewerton Road (Route 11 a state highway) and Caughdenoy Road (Route 49), a county highway

Summary:

applicant proposes to redevelop a vacant Walgreens into four commercial tenant spaces on a 1.57-acre parcel in a General Commercial (GC) zoning district





STAFF REVIEW:

Location:	The site contains a former Walgreens drug store, located on the northwest corner of the intersection of Brewerton Road (US Route 11) and Caughdenoy Road (County Route 49).
Existing Site Layout:	The 11,000 sf building has parking areas along the eastern and southern sides of the building and along the road frontages. A drive-thru circulates along the rear parcel boundaries.
Access:	The site has full-access driveways to both Caughdenoy and Brewerton Roads. No changes to the current access are proposed. A Traffic Impact Assessment by GTS Consulting dated 3/3/26 was included with the referral materials. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Caughdenoy Road must meet Department requirements.
Proposed Site Layout:	Per the Schematic Development Plan dated 3/25/26, the building will be developed into four commercial spaces including a Shake Shack (3,200 sf), a Cava restaurant (2,600 sf), and two other commercial spaces (2,600 sf each). The Shake Shack will be utilizing the existing drive-thru. Changes to the property will include adding a pick-up window to the Shake Shack portion of the building, utilizing the existing pick-up area of the drive-thru as an order area, and adding cross-access between the site and the multi-tenant commercial site to the north.
Easements:	Per the Land Title Survey dated 6/17/98, a 15'-wide unrecorded sanitary sewer easement occurs along the northern parcel boundary. It does not appear any proposed structures will be located in the easement. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/1/26, zero acres of the site will be disturbed by the proposed project and there will be "no changes to existing stormwater facilities". 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 public drinking water and the proposed redevelopment may result in an increase in demand. 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 is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. The proposed redevelopment of the site may result in an increase in wastewater flow. ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. 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://www.ongov.net/wep/CapacityAssuranceReviews.html ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), the applicant is advised to contact the Department's Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.
Bike/Ped/Transit:	Per aerial imagery, the site has sidewalks along the Brewerton Road frontage, but not along the Caughdenoy Road frontage. Per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located within 500' the site.
Other:	The project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-85

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 TEXT AMENDMENT from the Town of DeWitt Town Board at the request of Town of DeWitt 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 modifications to the Code of the Town of DeWitt Chapter 192 Zoning regarding Wholesale Retail Club Use and Accessory Gas Pumps; 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 Michael LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Kevin Casserino-yes; Renee Dellas-yes; Don Radke-yes

Case Number: Z-26-85
Type of Action: TEXT AMENDMENT
Applicant: Town of DeWitt

RelatedCases:

Referring Board: Town of DeWitt Town Board

Date Received: 3/30/2026
30-Day Deadline: 4/29/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

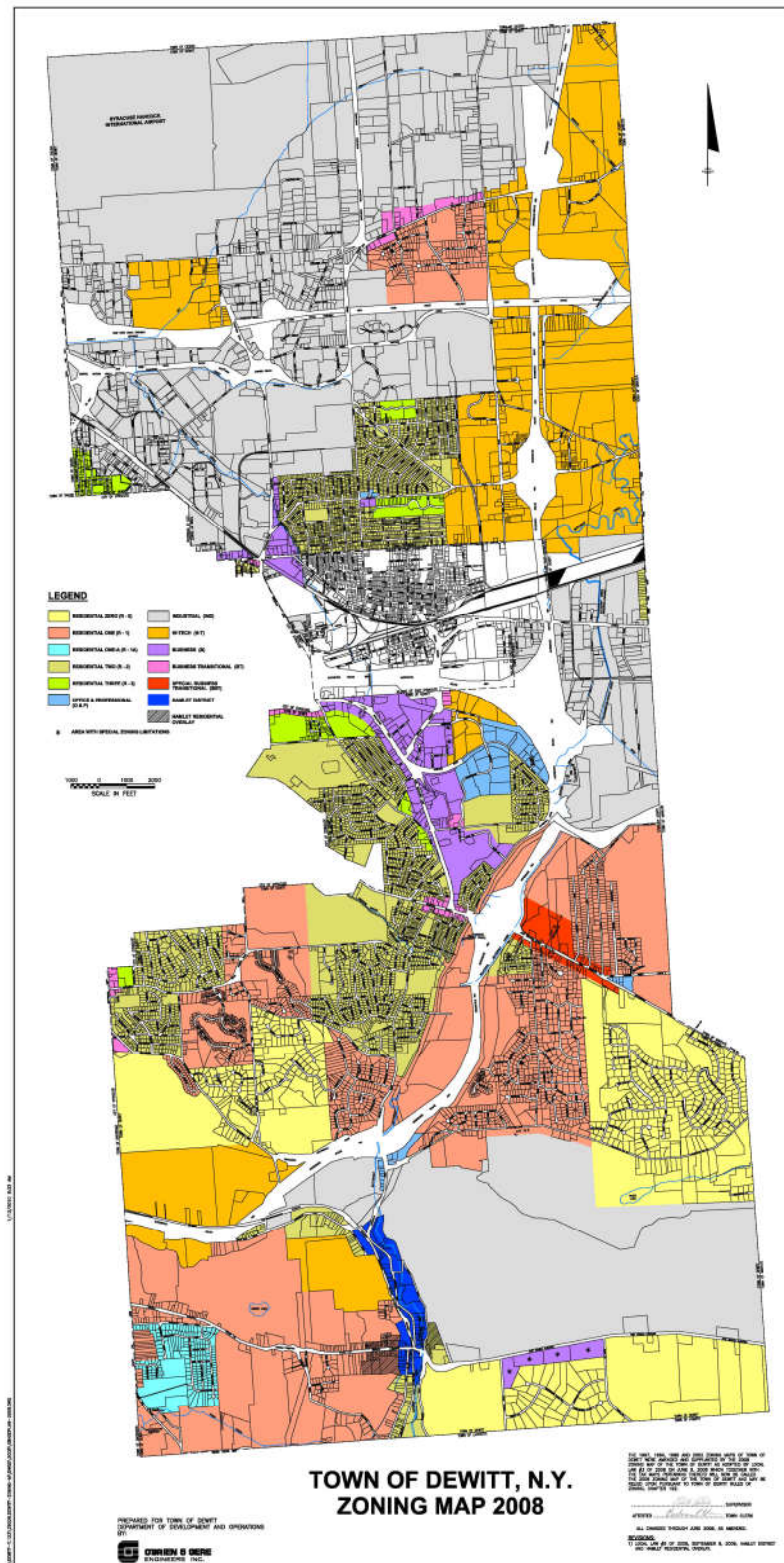
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

Summary:

the applicant is proposing modifications to
the Code of the Town of DeWitt Chapter
192 Zoning regarding Wholesale Retail
Club Use and Accessory Gas Pumps

No Map Available

No Map Available



STAFF REVIEW:

Description:	The Town of DeWitt proposes to add the “Wholesale Retail Club” permitted use to Town Zoning Code. Per the Town of DeWitt Planning Board Resolution dated 3/26/26, the “category constitutes a unique use distinguishable from other types of Retail Store and Grocery Store uses, by, including but not limited to its membership-based model, wholesale/warehouse format, and associated accessory functions, including gasoline dispensing.”
Proposed Text:	Per the proposed law, a Wholesale Retail Club is defined as a “single, free-standing specific type of Retail Store, exceeding “one hundred and fifty thousand (150,000) square feet in gross floor area, which operates exclusively on a paid membership basis, allowing only members to purchase services and also goods and food items in bulk quantity and/or with wholesale packaging and pricing, within a warehouse style format”.
(cont’d):	The proposal includes adding “§192-87.1 Accessory gas pumps” with multiple requirements including the Accessory Gas Pumps must be located on the same lot as the Wholesale Retail Club, adequate screening shall be provided, “a minimum of four (4) Direct Current Fast Charging (DCFC) EV charging stations shall be required”, and branding will be consistent “with the primary structure of the Wholesale Retail Club.” Per the Town Planning Board Resolution, the Board supports the EV charger requirement and encourages “such EV chargers shall be open to the public to the extent feasible.”
Proposed Zoning:	The Wholesale Retail Club use and Accessory Gas Pumps use will be permitted uses in the High Tech District, Business District, and Industrial District. In those districts, the Wholesale Retail Club use is permitted by right and the Accessory Gas Pump use is permitted with a special permit.
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-26-87

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Husted Properties, LLC (Don Husted) for the property located at Luther Ave; 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 Interstate Route 81, a state highway; and

WHEREAS, the applicant is proposing to construct a 6,500 sf storage warehouse on a total of five parcels totaling 0.33 acres in an Industrial (I-1) zoning district; and

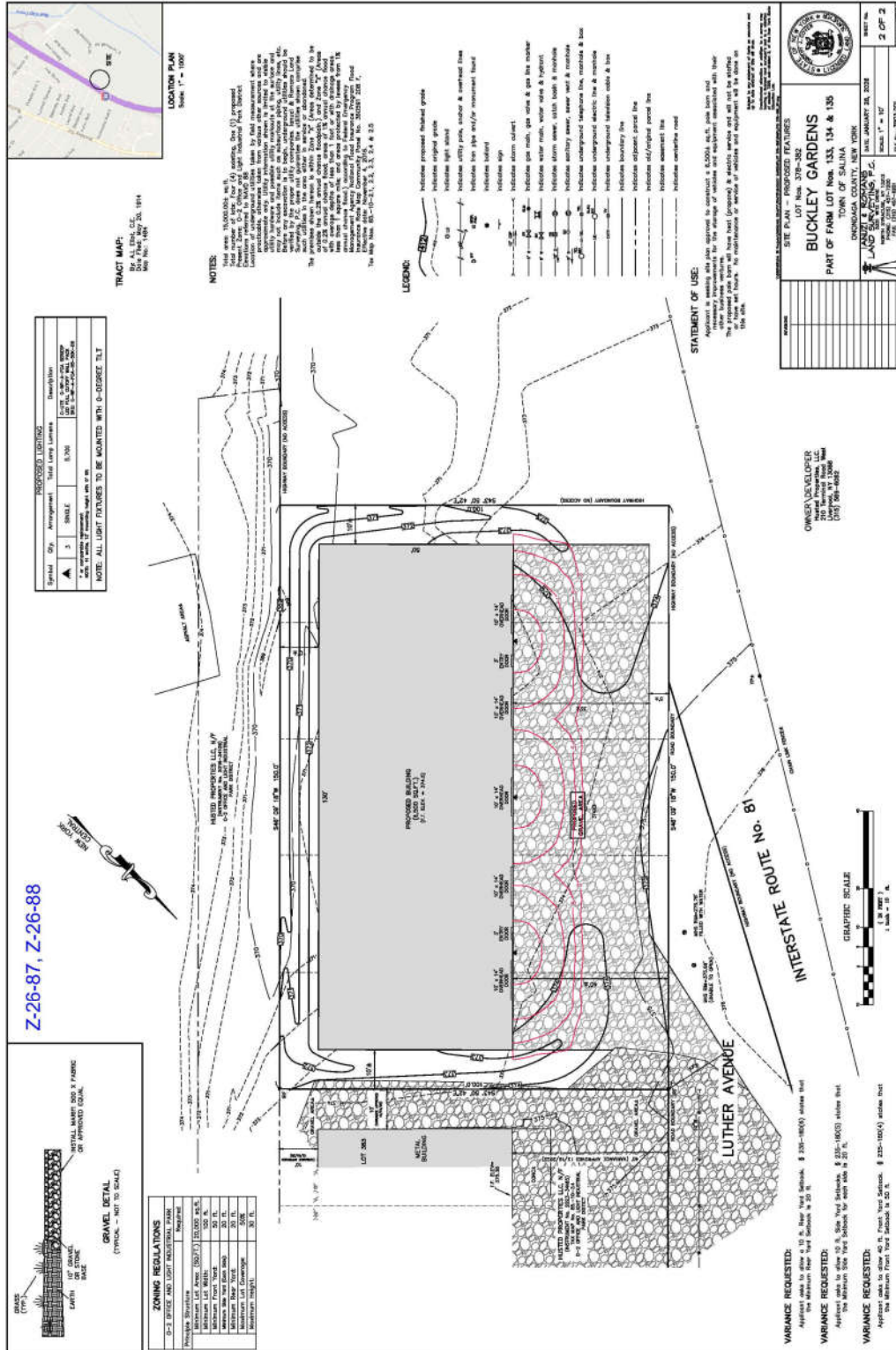
WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations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

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

municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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

Tax Map Id: 085.-10-02.1, 085.-10-02.2, 08



STAFF REVIEW:

Concurrent Reviews:	Area variance and subdivision referrals (Z-26-88, S-26-14) to reduce setbacks for the proposed warehouse and to combine the parcels comprising the site into one new lot.
Nearby Uses/Setting:	The site contains five vacant parcels abutting the southeastern side of Interstate 81, south of Seventh North Street, in an area characterized by distribution warehouses and commercial uses.
Proposed Site Layout:	The Site Plan - Proposed Features Buckley Gardens page 2 dated 1/28/26, shows a proposed 6,500 sf warehouse building fronted by a gravel area.
Access:	Luther Avenue, a local road, terminates in front of the adjacent site. Per the Site Plan, it appears the gravel area to be in front of the building will connect to Luther Avenue.
Subdivision	Per the Lot Line Adjustment Buckley Gardens dated 1/28/26, the five parcels will be combined into one new lot, Proposed Lot B (0.344 acres).
Variances:	The applicant requests area variances to allow a 40' front yard setback when 50' is required by Town Code, a 10' side yard setback when 20' is required, and a 10' rear yard setback when 20' is required.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/30/26, 0.3 acres of the site will be disturbed by the proposed project. Stormwater facilities are not shown on the plans. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.
Drinking Water:	A new connection to public drinking water is proposed to serve the warehouse. 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 to serve the warehouse. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734004, 734123, C734118, C734152, C734154) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Waterbodies:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

ADVISORY NOTE: If so, the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process.

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-26-88

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 Salina Zoning Board of Appeals at the request of Husted Properties, LLC (Don Husted) for the property located At Luther Ave; 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 Interstate Route 81, a state highway; and

WHEREAS, the applicant is requesting an area variance to allow construction of a 6,500 sf storage warehouse on a total of five parcels totaling 0.33 acres in an Industrial (I-1) zoning district; and

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

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

municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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

Case Number: Z-26-88
Type of Action: AREA VARIANCE
Applicant: Husted Properties, LLC (

Related Cases: Z-26-87 S-26-14

Referring Board: Town of Salina Zoning Board of Appeals

Date Received: 4/1/2026
30-Day Deadline: 5/1/2026

Located: At Luther Ave

Tax Map Id: 085.-10-02.1, 085.-10-02.2, 08

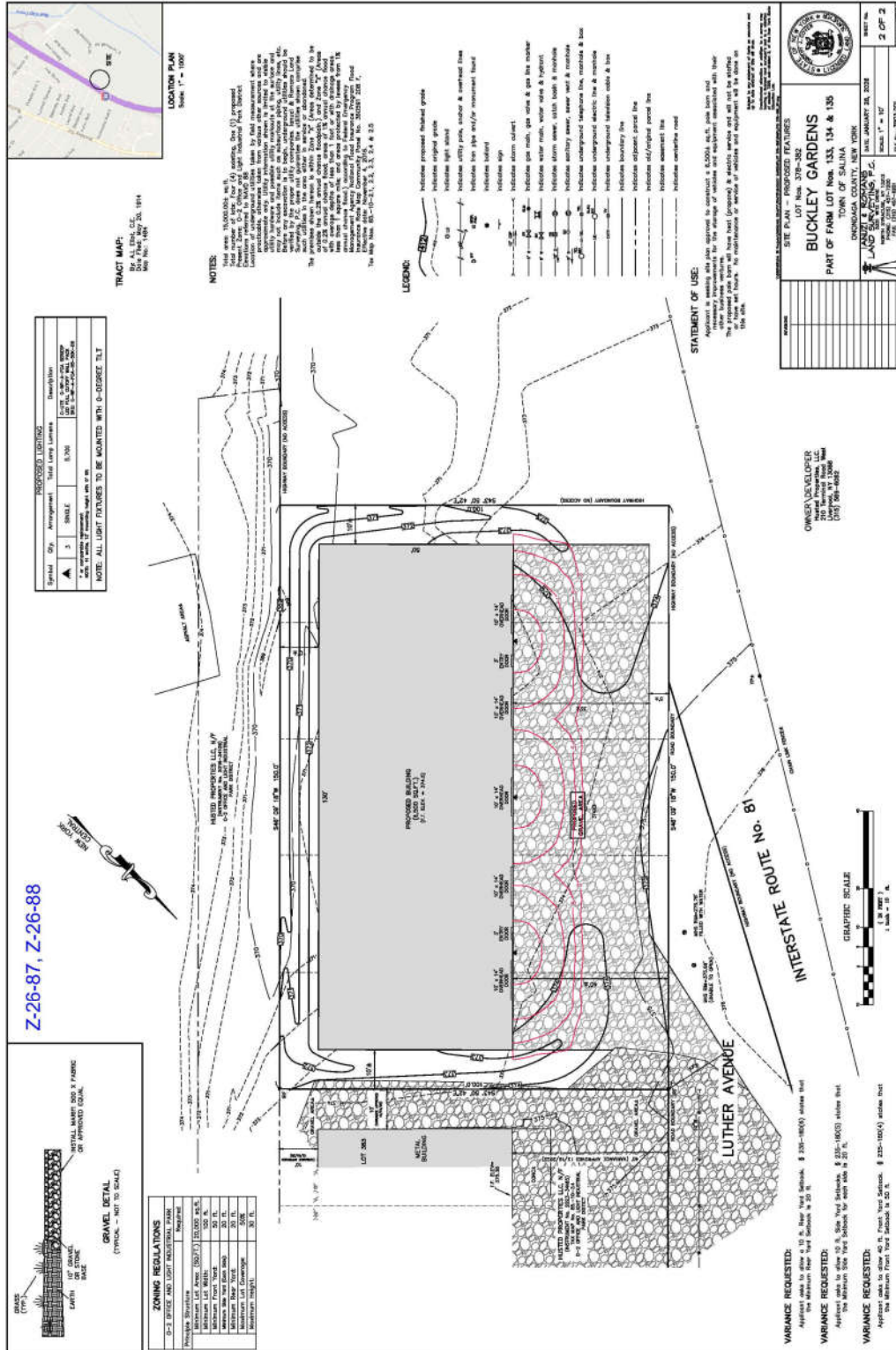
JURISDICTION:

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 Interstate Route 81, a state highway

Summary:

the applicant is requesting an area variance to allow construction of a 6,500 sf storage warehouse on a total of five parcels totaling 0.33 acres in an Industrial (I-1) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site Plan and subdivision referrals (Z-26-87, S-26-14) to construct this proposed warehouse and combine the parcels comprising the site into one new lot.
Nearby Uses/Setting:	The site contains five vacant parcels abutting the southeastern side of Interstate 81, south of Seventh North Street, in an area characterized by distribution warehouses and commercial uses.
Proposed Site Layout:	The Site Plan – Proposed Features Buckley Gardens page 2 dated 1/28/26, shows a proposed 6,500 sf warehouse building fronted by a gravel area.
Access:	Luther Avenue, a local road, terminates in front of the adjacent site. Per the Site Plan, it appears the gravel area to be in front of the building will connect to Luther Avenue.
Subdivision	Per the Lot Line Adjustment Buckley Gardens dated 1/28/26, the five parcels will be combined into one new lot, Proposed Lot B (0.344 acres).
Variances:	The applicant requests area variances to allow a 40' front yard setback when 50' is required by Town Code, a 10' side yard setback when 20' is required, and a 10' rear yard setback when 20' is required.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/30/26, 0.3 acres of the site will be disturbed by the proposed project. Stormwater facilities are not shown on the plans. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.
Drinking Water:	A new connection to public drinking water is proposed to serve the warehouse. 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 to serve the warehouse. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734004, 734123, C734118, C734152, C734154) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Waterbodies:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

ADVISORY NOTE: If so, the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process.

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-26-89

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of James Mulka, West Herr Chevrolet for the property located NYS Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of NYS Route 31, a state highway; and

WHEREAS, the applicant is proposing a zone change on 0.78-acre parcel from Neighborhood Commercial (NC-1) to Highway Commercial (HC-1) to expand parking; 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:

Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

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

Case Number: Z-26-89
Type of Action: ZONE CHANGE
Applicant: James Mulka, West Herr

Related Cases:
Referring Board: Town of Clay Town Board

Date Received: 4/6/2026
30-Day Deadline: 5/6/2026

Located: NYS Route 31

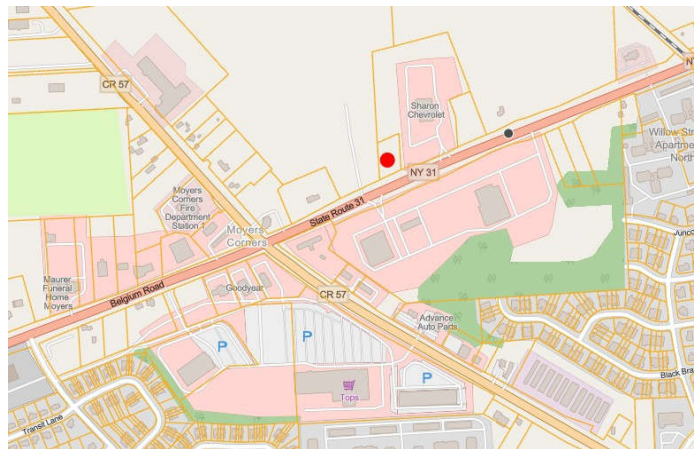
Tax Map Id: 020.-01-14.5

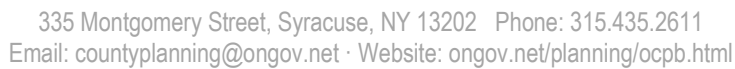
JURISDICTION:

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 within 500 feet of NYS Route 31, a state highway

Summary:

the applicant is proposing a zone change on 0.78-acre parcel from Neighborhood Commercial (NC-1) to Highway Commercial (HC-1) to expand parking





STAFF REVIEW:

Past Board Reviews:	-Zone change referral (Z-24-22) for a 1.87-acre portion of the adjacent parcel to Highway Commercial (HC-1) to allow addition to the main dealership site. -Site plan referral (Z-24-118) to expand the parking lot into the consolidated portion of the lot and to construct a building addition. The Board provided comment that any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department (OCHD) and Onondaga County Department of Water Environment Protection (WEP). -The lot combination was not referred to this Board.
Location:	The site is located close to Moyers Corners, the intersection of Oswego Road and NYS Route 31. Commercial uses line both roads around the site. Vacant and wooded parcels extend north and west.
Existing Site Layout:	The site is a vacant parcel with NYS Route 31 frontage, abutting an automobile dealership which is comprised of a central dealership building surrounded by an expansive parking lot.
Access:	No direct access from the subject parcel to NYS Route 31 is shown in the referral materials. The adjacent auto dealership has a 24'-wide driveway to the site's NYS Route 31 frontage. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements.
Proposed Zoning:	The applicant is requesting a change of zoning from a Neighborhood Commercial District (NC-1) to a Highway Commercial (HC-1) Zoning District to allow combination with the adjacent auto dealership parcel. Per Town Code, with site plan approval the HC-1 district allows uses including retail use, personal service use, office building, medical office, public self-storage facility, and shopping centers. Motor vehicle service, motor vehicle sales, and motor vehicle rental are allowed with Town Board special permit approval.
Project Detail:	While the purpose of the zone change is to allow the site's combination with the adjacent parcel, the referral notice, Environmental Assessment Form (EAF) dated 3/31/26, and plans reflect the requested zone change and not the future proposed changes to the parcel.
Drinking Water:	The site does not have existing drinking water service. The adjacent car dealership is served by public drinking water. No changes to the existing 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 does not have existing wastewater service. Per the previous referral, the adjacent car dealership is served by a septic system. No changes to the existing infrastructure are currently proposed. The nearest public sewers are located approximately 0.25 miles from the dealership building. Per the Onondaga County Health Department, any future onsite construction will require a connection to public sewer. The submitted project is located within the Oak Orchard Wastewater Treatment Plant service area.

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

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 a threatened or endangered animal species (per EAF Mapper).

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

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

OCPB Case # Z-26-91

- 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 Dave Harmish Summit Federal Credit Union for the property located 4955 West Taft Road Liverpool; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant proposes demolition of an existing structure to construct a new credit union and accessory drive-thru on 1.07 acres in Office (O-2) and Highway Type 2 Overlay 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:

on of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

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

Case Number: Z-26-91
Type of Action: SITE PLAN
Applicant: Dave Harmish Summit F

Related Cases:
Referring Board: Town of Clay Planning Board

Date Received: 4/7/2026
30-Day Deadline: 5/7/2026

Located: 4955 West Taft Road
Liverpool
Tax Map Id: 107.-14-26.1, 107.-14-27.1

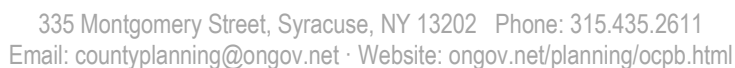
JURISDICTION:

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

Summary:

the applicant proposes demolition of an existing structure to construct a new credit union and accessory drive-thru on 1.07 acres in Office (O-2) and Highway Type 2 Overlay zoning districts.





STAFF REVIEW:

Past Board Reviews:	Zone change, special permit, and subdivision referrals (Z-26-9, Z-26-10, S-26-1) for this proposed credit union. The Board advised the applicant to coordinate the site plan with the Onondaga County Department of Transportation (OCDOT) and to submit traffic data and a lighting plan. The Board also advised the Town to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure and the applicant was advised to contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division. Site plan referral (Z-06-282) to construct a 2,439 sf office building on site. The Board held No Position.
Nearby Uses/Setting:	The site is located along West Taft Road, County Route 51, with additional frontage along Carriage Parkway, a local road. The site is across Carriage Parkway from Wegmans and is part of the Merrill Farms subdivision. The Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods. Adjacent parcels contain residential uses.
Existing Site Layout:	The site is comprised of two parcels located on West Taft Road, a vacant western parcel and an eastern parcel currently containing an office building (to be demolished) with a driveway to Carriage Parkway.
Proposed Site Layout:	Per the Site Improvement Plan dated 3/27/26, the existing building will be demolished to allow construction of the proposed 3,000 sf credit union. The Site Improvement Plan depicts the drive-thru queue along the rear of the building with a three-lane drive-thru with bypass lane along the western side of the building. The 18-space parking lot will be located between the building and the West Taft Road frontage. There are no significant changes from the previously referred plans. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
Landscaping:	Per the Site Landscape Plan dated 3/27/26, it appears landscape screening will be located along the rear and side site boundaries, between the drive-thru and adjacent residential parcels. Changes from the previous referral include adding a row of shrubs to be installed between the parking lot and the West Taft Road frontage.
Access:	Per the Site Improvement Plan, proposed access for the credit union will utilize the existing site access to Carriage Parkway, a local road. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted.
Easements:	Per the Taft Road Professional Office Park Map dated 12/22/25, a 15'-wide sanitary sewer easement occurs at the rear of the western parcel, extending to the rear of the existing building. No structures are shown within the easement. A 20-25'-wide Ingress & Egress Easement is located on the site's driveway to Carriage Parkway and extends through the front parking lot. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County

easement. Any other work within the County easement must be coordinated with WEP.

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

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

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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 (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

Per the Onondaga County Department of Transportation (OCDOT), sidewalks are being considered for nearby portions of West Taft Road.

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

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

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

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

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

OCPB Case # Z-26-92

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Tarpon Towers III, LLC for the property located 6758 West Sorrell Hill Road; and

WHEREAS, ict; and

WHEREAS, the applicant is proposing to construct a wireless telecommunications facility on a .23-acre portion of a 6.9-acre parcel in an Agricultural Residence (AR-80) 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:

to, or as a condition of, municipal approval.

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

Case Number: Z-26-92
Type of Action: SITE PLAN
Applicant: Tarpon Towers III, LLC

RelatedCases: Z-26-93

Referring Board: Town of Van Buren Planning Board

Date Received: 4/7/2026
30-Day Deadline: 5/7/2026

Located: 6758 West Sorrell Hill Road

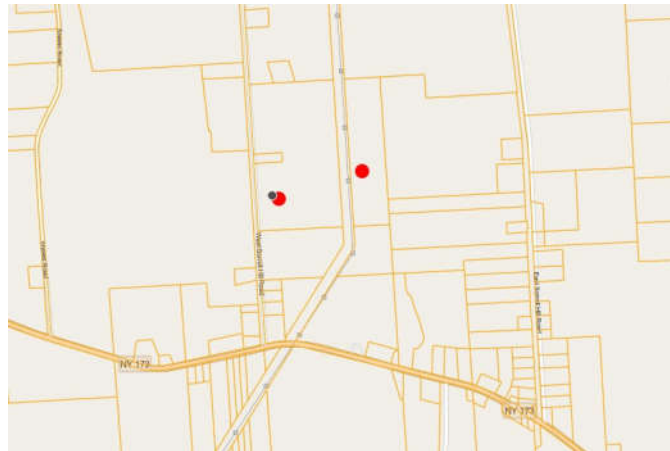
Tax Map Id: 049.-04-25.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Sorrell Hill Road (Route 195), a county highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is proposing to construct a wireless telecommunications facility on a .23-acre portion of a 6.9-acre parcel in an Agricultural Residence (AR-80) zoning district





STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-93) to allow construction of this telecommunications tower.
Location:	The site is located in a rural part of the Town, in an area characterized by large agricultural parcels. The subject parcel is located on the east side of West Sorrell Hill Road (County Route 195) and is split by power lines running from north to south. The proposed work will occur entirely within the western portion of the parcel. A house, lawn, and outbuilding are located in the southwest corner of the site. Per aerial imagery, the remainder of the site contains agricultural fields and patches of woodlands.
Proposed Site Layout:	Per the referral materials, the applicant is proposing construction/installation of a 190'-high lattice telecommunications tower topped by a 4' lighting rod and equipment area in a 0.23-acre leased portion of the subject parcel. Per the Overall Site Plan dated 1/6/26, the proposed telecommunications tower will be located in the northeast corner of the western portion of the subject parcel. It appears the tower and fenced-in 75'x54' equipment area will be located in the wooded area at the rear of the site. The equipment area will contain a 50kW generator on a 4'x8' concrete pad and battery and equipment cabinets. Verizon wireless antennas and dual band RRH units are proposed to be installed at the top of the tower. Underground utility cables will connect the telecommunications tower to a utility pole at West Sorrell Hill Road.
Access:	The tower will be accessed via a proposed 12'-wide gravel access road, connected to West Sorrell Hill Road near the northern end of the site's frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Sorrell Hill Road must meet Department requirements.
Wetlands:	GIS mapping shows the rear portion of the parcel, specifically the southeast corner of the site may contain state and federal wetlands. Per GIS mapping, no wetlands are shown in the project area. Wetland boundaries are not depicted in the plans, but per GIS mapping, the 0.23-acre leased area occurs outside of the wetland area.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials.

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

OCPB Case # Z-26-93

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Tarpon Towers III, LLC for the property located 6758 West Sorrell Hill Road; and

WHEREAS, District; and

WHEREAS, the applicant is requesting a special permit to construct and operate a wireless telecommunications facility on a .23-acre portion of a 6.9-acre parcel in an Agricultural Residence (AR-80) 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:

to, or as a condition of, municipal approval.

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

Case Number: Z-26-93
Type of Action: SPECIAL PERMIT
Applicant: Tarpon Towers III, LLC

RelatedCases: Z-26-92

Referring Board: Town of Van Buren Zoning Board of Appeals

Date Received: 4/7/2026

30-Day Deadline: 5/7/2026

Located: 6758 West Sorrell Hill Road

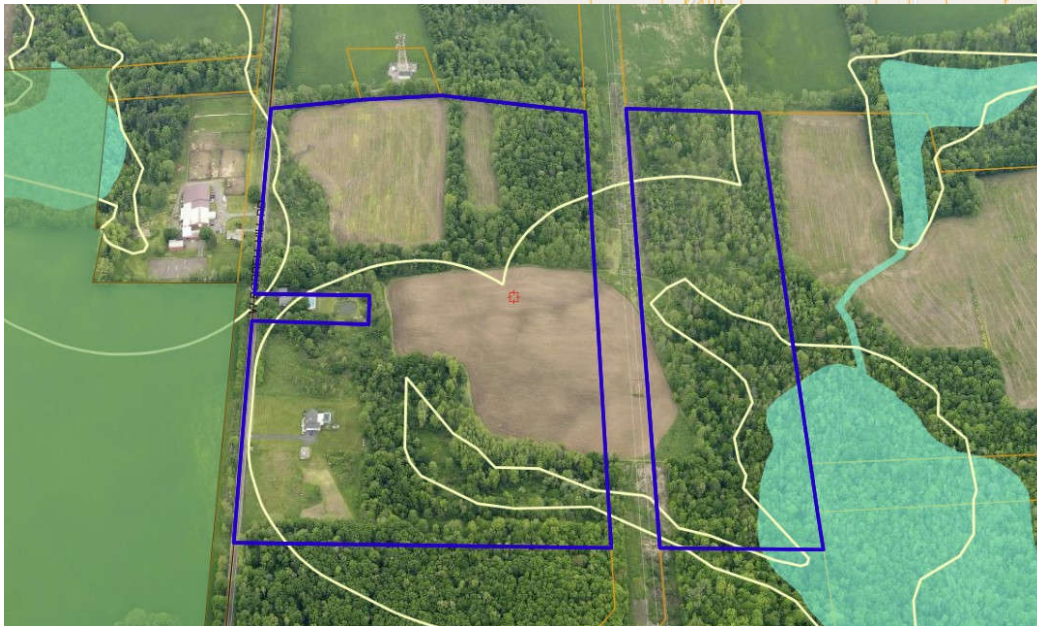
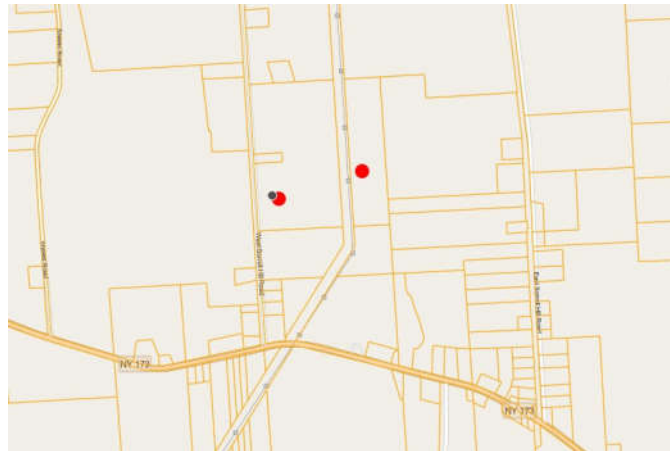
Tax Map Id: 049.-04-25.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Sorrell Hill Road (Route 195), a county highway, and a farm operation located in a NYS Agricultural District

Summary:

the applicant is requesting a special permit to construct and operate a wireless telecommunications facility on a .23-acre portion of a 6.9-acre parcel in an Agricultural Residence (AR-80) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-92) to construct this telecommunications tower.
Location:	The site is located in a rural part of the Town, in an area characterized by large agricultural parcels. The subject parcel is located on the east side of West Sorrell Hill Road (County Route 195) and is split by power lines running from north to south. The proposed work will occur entirely within the western portion of the parcel. A house, lawn, and outbuilding are located in the southwest corner of the site. Per aerial imagery, the remainder of the site contains agricultural fields and patches of woodlands.
Proposed Site Layout:	Per the referral materials, the applicant is proposing construction/installation of a 190'-high lattice telecommunications tower topped by a 4' lighting rod and equipment area in a 0.23-acre leased portion of the subject parcel. Per the Overall Site Plan dated 1/6/26, the proposed telecommunications tower will be located in the northeast corner of the western portion of the subject parcel. It appears the tower and fenced-in 75'x54' equipment area will be located in the wooded area at the rear of the site. The equipment area will contain a 50kW generator on a 4'x8' concrete pad and battery and equipment cabinets. Verizon wireless antennas and dual band RRH units are proposed to be installed at the top of the tower. Underground utility cables will connect the telecommunications tower to a utility pole at West Sorrell Hill Road.
Access:	The tower will be accessed via a proposed 12'-wide gravel access road, connected to West Sorrell Hill Road, a county road, near the northern end of the site's frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Sorrell Hill Road must meet Department requirements.
Wetlands:	GIS mapping shows the rear portion of the parcel, specifically the southeast corner of the site may contain state and federal wetlands. Per GIS mapping, no wetlands are shown in the project area. Wetland boundaries are not depicted in the plans, but per GIS mapping, the 0.23-acre leased area occurs outside of the wetland area.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials.

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

OCPB Case # Z-26-94

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Michael Bragman, Cornerstone Homes CNY LLC for the property located 8201 Lawton Road; and

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

WHEREAS, the applicant is proposing a zone change on two parcels totaling 20.18 acres from Residential / Agriculture (RA-100) to One Family Residential (R-7.5); 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:

s/infrastructure.

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

Case Number: Z-26-94
Type of Action: ZONE CHANGE
Applicant: Michael Bragman, Corner

Related Cases:
Referring Board: Town of Clay Town Board

Date Received: 4/8/2026
30-Day Deadline: 5/8/2026

Located: 8201 Lawton Road

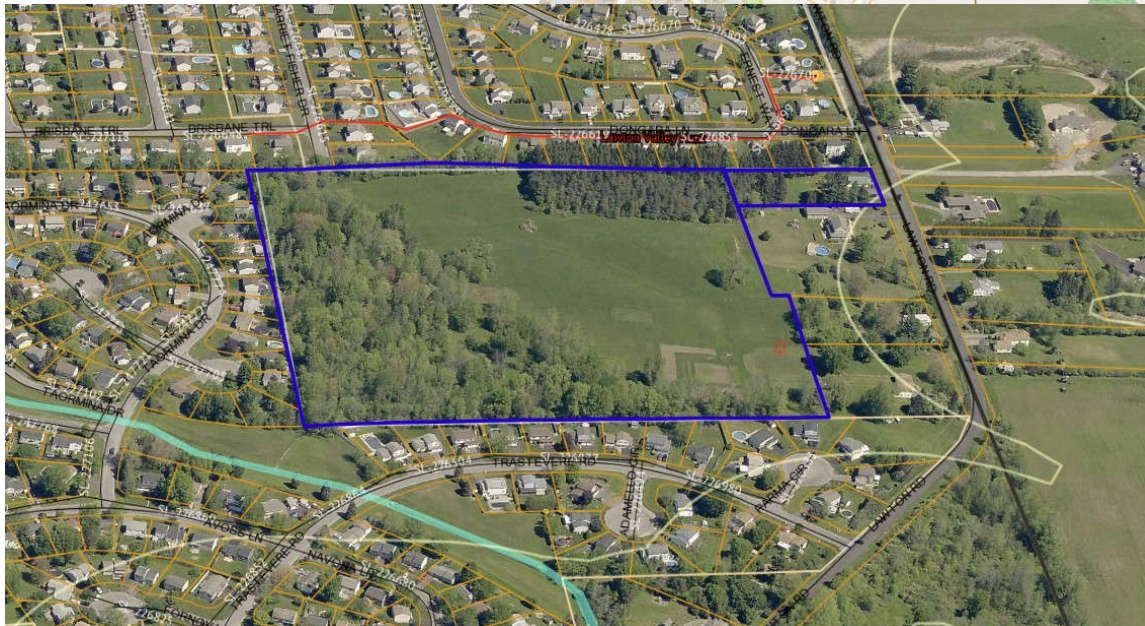
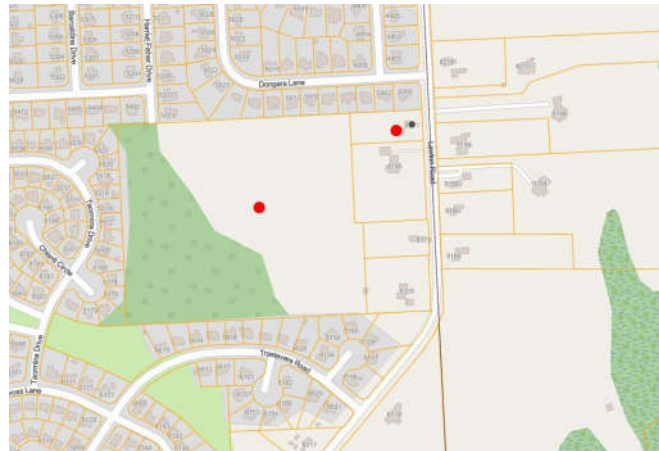
Tax Map Id: 077.-26-04.0, 077.-26-01.1

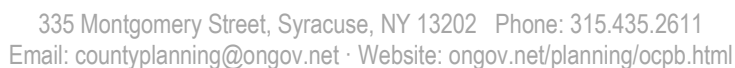
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the Town of Clay and the Town of Cicero

Summary:

the applicant is proposing a zone change on two parcels totaling 20.18 acres from Residential / Agriculture (RA-100) to One Family Residential (R-7.5)





STAFF REVIEW:

Location:	The site is a vacant parcel in a residential area south of NYS Route 31, west of US Route 11, and north of NYS Route 481 and Caughdenoy Road. Per aerial imagery, the site is covered by lawn and trees.
Proposed Zoning:	The applicant is proposing to change the zoning of the site from RA-100 to R-7.5 to allow a 61-single family residential subdivision. Per Town Code, the intent of R-7.5 is to “preserve existing high-density, single-family uses and supportive nonresidential development in areas served by both public water and sewers. This district may be applied, only in such cases, where it is demonstrated that the development density is compatible and appropriate to the affected lands and the surrounding neighborhoods.” Per Town Zoning Map dated 12/2017, adjacent residential neighborhoods are zoned R-7.5 and Planned Development District (PDD).
Proposed Site Layout:	Per the Sketch Plan The Reserve at Clay dated 3/31/26, the residential development will have 61 lots arranged around a large loop, split by two smaller roads. The loop road will be an extension of Harriet Fisher Drive, a local road, which will connect to Lawton Road, a local road, in the northeast corner of the site. Per the Lot Area Table The Reserve @ Clay dated 3/31/26, lot sizes will primarily range between 0.193 and 0.297 acres with a few lots between 0.313 and 0.534 acres.
Easements:	Per the Sketch Plan, a New York Telephone Company Easement occurs along the Lawton Road frontage.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/3/26, 16 acres of the 20-acre site will be disturbed by the proposed project and stormwater ponds and enclosed stormwater drainage systems will be used to mitigate stormwater runoff. The submitted plans do not show stormwater mitigation. 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. Per the EAF, the development is anticipated to require 24,000 gallons of drinking water per day. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	A new connection to the public sewers is proposed to serve the development. Nearest public sewers are located within adjacent subdivisions. Public sewer extension will be required. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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: Per the Central New York Regional Transportation Authority (CENTRO), US Route 11 has public transit service and bus stops are located over a mile from the site.

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-26-95

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 Skaneateles Town Board at the request of Town of Skaneateles 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 (zoning) Local Law No. A of 2026 entitled "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles"; 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 Michael LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Kevin Casserino-yes; Renee Dellas-yes; Don Radke-yes

Case Number: Z-26-95
Type of Action: LOCAL LAW
Applicant: Town of Skaneateles

RelatedCases:

Referring Board: Town of Skaneateles Town Board

Date Received: 4/9/2026
30-Day Deadline: 5/9/2026

Located: Town Wide

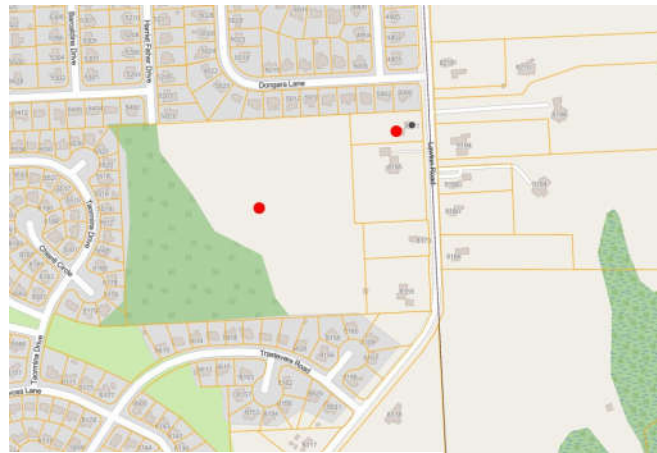
Tax Map Id:

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 (zoning) Local Law No. A of 2026 entitled "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles"



No Map Available

No Map Available

STAFF REVIEW:

Past Board Reviews:	The Board has previously reviewed text amendments to Chapter 148 of the Code of the Town of Skaneateles, holding No Position on text amendment referrals (Z-25-158), (Z-23-231), and (Z-23-314) regarding refinements of the zoning code regulating the shoreline and offshore areas of Skaneateles Lake.
Proposed Text:	The applicant is proposing to amend several provisions of Chapter 148 of the Code of the Town of Skaneateles including: amendments to conservation easement area calculation; the definitions of data processing center, battery energy storage system, lodging facility, temporary fence and temporary storage structure; amendments to the dimensional requirements for two-family and multi-family dwellings, and the location of boathouses; changes to fence standards; regulation of outdoor storage areas and temporary storage structures; and exclusion of lodging facilities from accessory uses. Additionally, the Town is proposing the prohibition of data processing centers within the Town of Skaneateles.
Proposed Text:	The applicant is proposing an amendment to § 148-5-1 (C) of the Code of the Town of Skaneateles to exclude lodging facilities from the definition of accessory uses that are allowed in conjunction with a principal use. § 148-5-1 (C) now explicitly states that lodging facilities are to be considered a principal use.
Proposed Text:	The applicant is proposing an amendment to § 148-5-1 (E) related to the regulation of outdoor storage areas and temporary storage structures. The proposed amendment expands existing regulations for outdoor storage areas to include setbacks requirements, limit outdoor storage areas to the rear or side of the primary structures, establishes screening requirements, and states that any outdoor storage material in conjunction with a construction project shall be removed within 60 days of completion of the project. Outdoor storage directly related to agricultural production is exempt from the proposed requirements. § 148-5-1 (E) establishes regulations for temporary storage including time limitations for outdoor storage that requires a permit for a period of 30 days which may be extended by the Code Enforcement Office but may not exceed 180 days in duration per year. The proposal also restricts the location of temporary storage structures to the rear and side of the primary structure and requires that all structures comply with the New York State Building and Fire Codes; setback and screening requirements must be met for any temporary storage structure exceeding 200 square feet. Any outdoor storage directly related to agricultural production is exempt from these requirements.
Proposed Text:	The applicant is proposing an amendment to §148-5-2 related to gates and fences. The applicant is proposing minimum standards for gates and pillars requiring compliance with the Town of Skaneateles Highway Specifications manual and the New York State Fire Code. The proposed amendment will limit temporary fences to a maximum of 6 feet in height, allow ten feet in height fencing for courts for racket/paddle sports and limit the placement of temporary fences, including dog pens, garden fences and snow fences, to no more than 180 consecutive days.
Proposed Text:	The applicant is proposing an amendment to §148-7-1 (K)(1) regarding shoreline structures, requiring a boathouse must be located at least 10% on land and 10% over water, with direct door access opening to the water.
Proposed Text:	The applicant is proposing an amendment to §148-5-1 (E) to add Data Processing Centers to the list of prohibited uses within the Town of Skaneateles.

Proposed Text:	The applicant is proposing an amendment to § 148-5-5 regarding the regulation of Two-Family and Multi-family dwellings. The proposed amendment will remove the existing requirement for twice the minimum lot size amount for the establishment of a two-family dwelling and will remove existing requirements that a minimum amount of land be preserved as open space for the development of multi-family dwellings.
Proposed Text:	The applicant is proposing an amendment to §148-12-2 to add definitions and amend definitions to the Town's zoning code. The applicant is proposing the addition of a definition of "Battery Energy Storage System" that will define such systems as "one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time" and will distinguish between Tier 1, Tier 2, and Tier 3, battery Energy Storage Systems based on the technology utilized and the storage capacity of the system.
Proposed Text:	The applicant is proposing an amendment to §148-12-2 to add a definition of "Data Processing Center" which shall be defined as "[a] facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations including but not limited to operations related to cryptocurrency mining, blockchain authenticating, Artificial Intelligence (A.I.) processing, general data computing, processing and storage or other large-scale computer or electronic-based centers."
Proposed Text:	The applicant is proposing an amendment to §148-12-2 to amend the existing definition of "Lodging Facility" to include "Any hotel, motel, inn or other establishment, other than a bed-and-breakfast, containing individual sleeping units intended primarily for transient travelers, containing six or more rental units (rooms)," the amended definition notes that accommodations incidental to the lodging use may be provided including dining rooms, gift shops, and swimming pools among other uses. Additionally, the applicant is proposing to amend the existing definition of "Redevelopment" to clarify that modifications to permeable structures are not considered redevelopment.
Proposed Text:	The applicant is proposing an amendment to §148-12-2 proposing an amendment to the existing definition of "Temporary" to provide that temporary uses shall not exceed 30 days unless extended by the Codes Enforcement Officer. The applicant is proposing the addition of a definition of "Temporary Storage Structure" which shall be defined as "[a] structure of a non-permanent nature (movable and temporary) including membrane covered structures, truck bodies, trailers, PODS, AVERDI storage trailer, and tents."
Proposed Text:	The applicant is proposing an amendment to §148-10-13 regarding the regulation of Conservation Easements to Protect Open Space. The applicant is proposing the removal of the allowance that a maximum of 25% of land that is constrained may be included in the conservation easement calculation. The proposal also removes agricultural structures as permitted structures within conservation easement areas.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-96

- 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 Camillus Town Board at the request of Town of Camillus for the property located 5315 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Genesee Street (Route 98/Old Route 5), a county highway; and
- WHEREAS, the applicant is proposing Local Law No. G-2026, "A Local Law Amending the zoning map of the Town of Camillus to change the zoning designation of certain property zoned Commercial (C-2) to Planned Commercial (C-P)"; 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:

g from the road frontage and sidewalks, separated by screening and planting strips.

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

Case Number: Z-26-96
Type of Action: ZONE CHANGE
Applicant: Town of Camillus

Related Cases:

Referring Board: Town of Camillus Town Board

Date Received: 4/9/2026
30-Day Deadline: 5/9/2026

Located: 5315 West Genesee Street

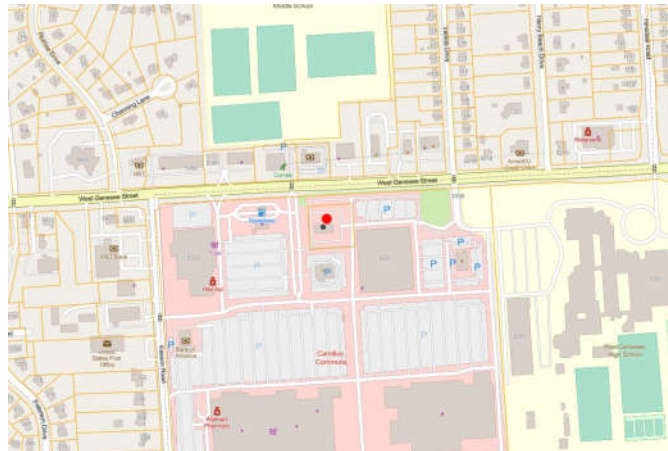
Tax Map Id: 066.-01-11.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Genesee Street (Route 98/Old Route 5), a county highway

Summary:

the applicant is proposing Local Law No. G-2026, "A Local Law Amending the zoning map of the Town of Camillus to change the zoning designation of certain property zoned Commercial (C-2) to Planned Commercial (C-P)"





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-26-56) for this proposed Chick-fil-A restaurant. The Board advised the applicant was required to submit site plans, a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Onondaga County Department of Transportation for review and to coordinate with both the Onondaga County Water Authority (OCWA) and Onondaga County Department of Water Environment Protection (WEP) regarding construction in county-owned easements. The Board also encouraged coordination with OCDOT regarding installation of sidewalks along the West Genesee Street frontage, encouraged the incorporation of sidewalks, crosswalks, and bicycle racks into the site design, and encouraged the installation of plantings and landscaping to screen intense auto-uses and improve aesthetics.
Location:	The site is part of the Camillus Commons Plaza, containing a Walmart, Lowe's, a Tops grocery store, a medical building, a fast food restaurant, and a gas station. The Plaza is located at the southeast corner of West Genesee Street and Kasson Road, both county highways.
Existing Site Layout:	The site contains a former Denny's restaurant building, located along the plaza's West Genesee Street frontage, abutting the main plaza driveway to the west. The restaurant building is located at the center of site, surrounded by parking on all sides.
Proposed Zoning:	Per the Town Code, the "C-P District is designed to accommodate projects consisting of groups of commercial establishments in shopping or office complexes. C-P Districts are intended to promote creative, efficient, more pleasant design of predominantly commercial areas through a specialized project review process. C-P Districts are floating districts and are not given specific locations on the zoning map until a preliminary plan for development has been approved. Development projects in C-P Districts are subject to the requirements set forth in Section 500." Per the Town Zoning Map, the entire plaza area except the subject area is already located in a C-P District.
Proposed Site Layout:	Per the Site plan dated 2/5/26, the applicant is proposing demolition of the existing restaurant building and construction of a 5,483 sf, 90-seat Chick-fil-A restaurant. The new building will be aligned along the driveway frontage with parking to be located along the eastern side of the restaurant. The proposed drive-thru will have an entrance at the front of the site and will continue between the plaza's main driveway and the restaurant building. An outdoor seating area will be located at the front of the restaurant building. A dumpster enclosure will be at the rear of the subject area, adjacent to the exit from the drive-thru.
Access:	The plaza has multiple full-access points to both West Genesee Street and Kasson Road. No changes to road access are proposed. Access to the subject area comes from internal roads connecting parking areas. The existing driveways from the restaurant area will be closed and two full access driveways to the eastern parking lot will be constructed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street and Kasson Road must meet Department requirements.
Landscaping:	Per the Landscape Plan dated 1/22/26, plantings will be installed near the driveway

access to the plaza parking lot, between the outdoor seating and the drive-thru, and between the southern portion of the subject area and an internal roadway. Existing street trees along the West Genesee Street frontage will remain.

Easements: Per the Land Title Survey dated 1/30/26, multiple easements cross the site, including a drainage easement crossing the site in two areas, a water line easement near the West Genesee Street frontage, and utility easements along the west side of the subject area. It appears the drive-thru and parking area will be constructed over the above-detailed easements.

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

Stormwater: Per the Environmental Assessment Form (EAF) dated 3/18/26, 1.29 acres of the site will be disturbed by the proposed project. Stormwater will be conveyed to “an underground detention system prior to being released to the overall Camillus Commons stormwater system at a reduced rate than existing conditions. Drainage patterns will be maintained from existing conditions.” Per the previously submitted Bohler Proposed Chick-fil-A Stormwater Management Report narrative dated 2/5/26, the proposal will result in a decrease of impervious surface coverage.

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

Drinking Water: The proposed restaurant will require a new connection to public drinking water.

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

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

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

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

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

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

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

OCPB Case # Z-26-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Marla Cohen for the property located 2156 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a use variance to establish/maintain an existing Automobile Repair, Heavy Use (AR customs) on 1.43-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

CM district to include the site.

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

Case Number: Z-26-97
Type of Action: USE VARIANCE
Applicant: Marla Cohen

Related Cases:

Referring Board: City of Syracuse Board of
Zoning Appeals

Date Received: 4/10/2026
30-Day Deadline: 5/10/2026

Located: 2156 Erie Boulevard East

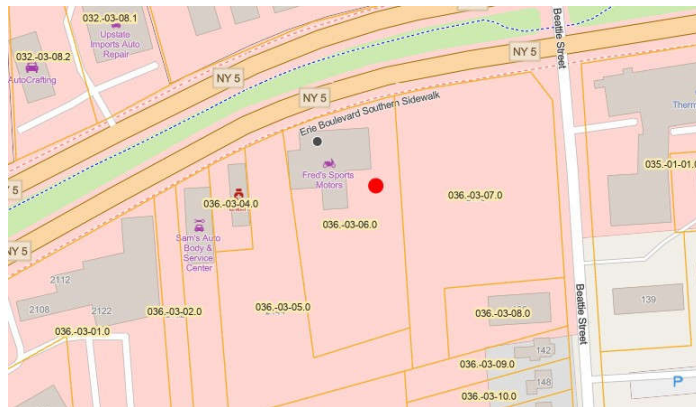
Tax Map Id: 036.-03-06.0

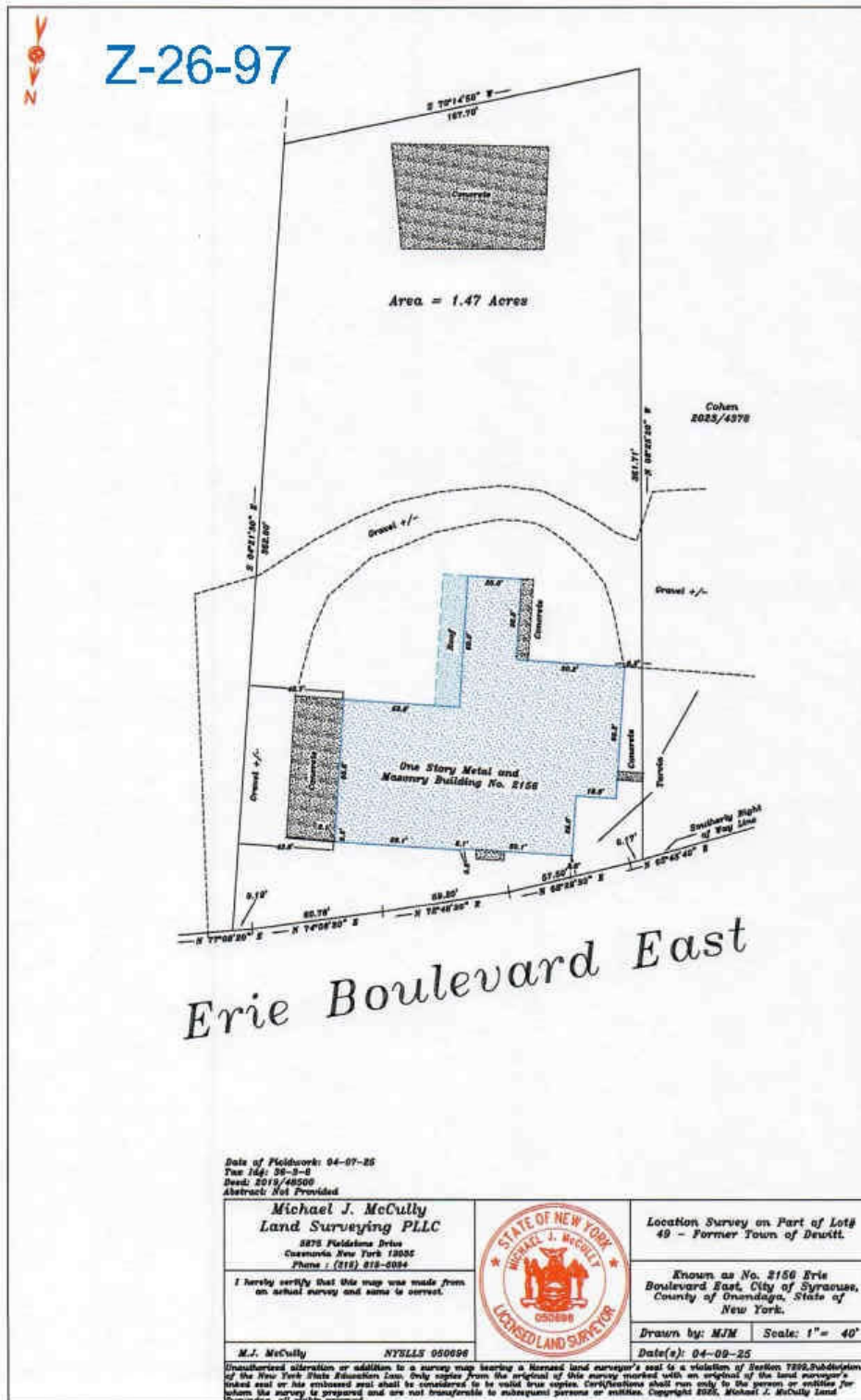
JURISDICTION:

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

Summary:

the applicant is requesting a use variance to establish/maintain an existing Automobile Repair, Heavy Use (AR customs) on 1.43-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district





STAFF REVIEW:

Nearby Uses/Setting: The site is a multi-tenant building located on Erie Boulevard East, a commercial strip, backed by residential neighborhoods. Nearby uses include an auto repair shop, self-storage, and a towing company.

Description: Per the referral, the applicant is seeking to legalize the Automobile repair, heavy use on site where the current tenant has operated since 2022, prior to ReZone adoption.

Current Zoning: Per the City Zoning Ordinance, the MX-2 Neighborhood Center Mixed Use Zone District was “established to provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods” and “This zone district is appropriate near activity centers, and development shall be on a scale that is generally compatible with the immediately surrounding residential neighborhoods.”

Automobile repair, light and Automobile repair, heavy are uses permitted by right in Light Industry and Employment Zone District (LI) district and with a special use permit in Commercial (CM). Automobile repair, light is allowed with a special use permit in MX-3 and MX-4 districts.

Per the City Zoning Map, the site is the easternmost parcel in a group of MX-2-zoned sites. The adjacent parcel to the east is in a CM district where Automobile Repair light and heavy are allowed with a special permit.

Per the referral materials, the site has had one automotive use as a tenant since 1964.

(cont'd): The applicant's submitted responses to the Use Variance Hardship Criteria questions include the following:

1. Reasonable Return: The applicant reports this tenant space had been difficult to rent out and “The space includes features such as oversized garage doors, high ceilings, reinforced flooring, and ventilation infrastructure, which make it uniquely suited to automotive or light industrial operations but economically impractical to retrofit for retail or office use.”
2. Unique Circumstances: “The building was historically designed and used for large-scale industrial or automotive operations, and retains structural and functional elements such as multiple drive-in bays, industrial ventilation, and concrete flooring. To make the building suitable for another use, such as a restaurant or retail, it would need a major renovation of the interior and exterior that would require a large investment, as seen in the pro forma.”
3. Neighborhood Character: “Granting this variance will not alter the essential character of the neighborhood. The area already includes a mix of light industrial, service, and commercial uses consistent with an auto body shop operation.”
4. Self-created Hardship: “At the time of the improvements, the owner reasonably believed that automotive operations would be recognized as a continuation of the site's historic use, which has been in consistent operation since 1964 with one automotive tenant. This tenant has maintained a current DMV auto repair license which is attached. They relied on that understanding in allocating capital to the project. The subsequent determination that the use is not grandfathered was unexpected and outside the owner's control. A phone call with Deborah from the zoning office confirmed that because the new tenant would be operating under the same use with no vacancy, that the zoning department did not need anything further. The owner acted based on reasonable reliance on professional and municipal

guidance, and the renovations were not designed to circumvent zoning restrictions but to revitalize an underutilized commercial property.”

Other:	The site is served by City of Syracuse drinking water and public sewers. No changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Other:	The project is within 2,000 feet of multiple sites (IDs: B00072, B00146, C734090, C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
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).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-98

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Zoning Administration at the request of Joe Piriano, High Tide Capital, Rasselas Trust for the property located 333 E Onondaga Street; and

WHEREAS, he Sheriff's Headquarters, the Criminal Courthouse, the Public Safety Building and the Justice Center, all county-owned facilities; and

WHEREAS, the applicant is requesting a use variance to establish 6 dwelling units on the ground floor of an exiting office building on a 0.128-acre parcel in a Central Business (MX5) 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 Michael LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Kevin Casserion-yes; Renee Dellas-yes; Don Radke-yes

Case Number: Z-26-98
Type of Action: USE VARIANCE
Applicant: Joe Piriano, High Tide Ca

RelatedCases:

Referring Board: City of Syracuse Zoning
Administration

Date Received: 4/10/2026
30-Day Deadline: 5/10/2026

Located: 333 E Onondaga Street

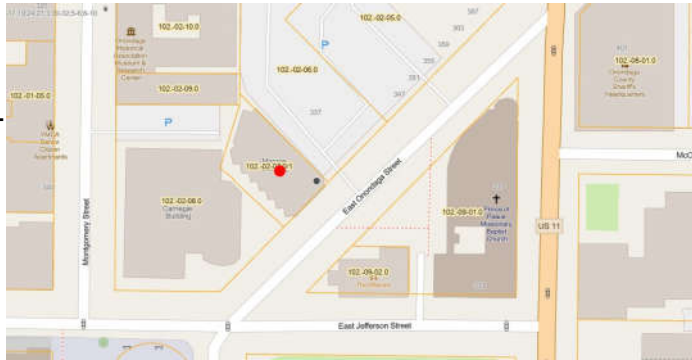
Tax Map Id: 102.-02-07.0

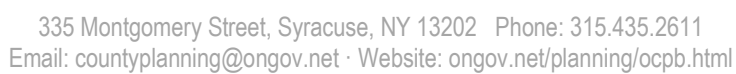
JURISDICTION:

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 the Carnegie Building, the County Courthouse, the County Office Building, the Civic Center, the Sheriff's Headquarters, the Criminal Courthouse, the Public Safety Building and the Justice Center, all county-owned facilities

Summary:

the applicant is requesting a use variance to establish 6 dwelling units on the ground floor of an exiting office building on a 0.128-acre parcel in a Central Business (MX5) zoning district





STAFF REVIEW:

Past Board Reviews:	No Position on a site plan referral (Z-24-43) to renovate an existing 6-story office building to keep office space on the first floor with 25 one-bedroom apartments to be constructed on floors 2 through 6.
Location:	The site contains an existing 6-floor office building located in downtown Syracuse. The building comprises most of the parcel with no dedicated parking area. An access drive is located along the southwest parcel boundary. The side of this building hosts a large-scale mural honoring Syracuse basketball.
Project Detail:	Per the referral notice, the applicant is proposing six dwelling units to be located on the ground floor. Per regulations in the MX-5: High Density Residential Zone District, dwelling units on the ground floor are not permitted. Per the Site Plan dated 3/26/26, exterior renovations include installing a sidewalk near the building's access driveway and to install perimeter fencing with a gate across the access driveway. No changes are proposed to the exterior of the building. Per the Basement & First Floor Plans dated 3/24/26, a 1,088 sf commercial space will be located at the front of the building, along the East Onondaga Street frontage, with six studio apartments comprising the remainder of the floor.
Variances:	Per the Project Narrative dated 3/27/26, detailed justification to the Use Variance evaluation criteria: 1. Reasonable Return: The applicant has not been able to maintain full occupancy with only office-use/commercial tenants and the applicant requires residential uses to make the building financially viable. 2. Unique Hardship: The physical configuration causes some of the unique problems of the site including the small parcel size, preventing the site from having space for dumpster staging, commercial deliveries, signage, etc. Only the front space facing East Onondaga Street has enough access and visibility to be a commercial space and that space will be retained as a commercial space. 3. Use Variance Will Not Alter the Character of the Neighborhood: Residential uses in this location will increase the vibrancy of the neighborhood and residential uses are being added to multiple buildings in downtown Syracuse including the nearby Mizpah Building. 4. Hardship is Not Self-Created: The collapse of downtown's office market, "narrow geometry" of the site, and commercial-office design constraints along with the building's historic designation constraints are not self-created. As is, "the MX-5 commercial mandate, applied rigidly to this specific building on this specific parcel, produces an outcome that serves no one: a building that cannot be financed, cannot attract commercial tenants, and sits vacant for another decade. Ground-floor residential units, combined with a retained street-facing commercial space, is the most responsible and realistic path to putting this building back into productive use."
Stormwater:	Per the Environmental Assessment Form (EAF) dated 3/27/26, "Existing storm drainage patterns to remain, no additional storm water discharge."
Drinking Water:	The site is served by City of Syracuse drinking water. No changes to the existing infrastructure are proposed.

Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plan service area. No changes to the existing infrastructure are proposed. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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
Historic Resources:	The site is within the Montgomery Street-Columbus Circle Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places. It's noted in the Project Narrative the applicant has filed a Part 1 Certification Application with the National Park Service and NY SHPO in March 2026 in connection with historic tax credit financing for the project. The site is located adjacent to the Columbus Circle Local Preservation District which may require review by the Syracuse Landmark Preservation Board (SLPB). ADVISORY NOTE: Projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the NYS Historic Preservation Office
(cont'd):	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).
Plants/Animals:	The site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

*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 Zoning Board of Appeals
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - at 4310 Onondaga Boulevard
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-26-82
REFERRING BOARD: Town of Onondaga Zoning Board of Appeals
DATE RECEIVED: 3/25/2026
TYPE OF ACTION: AREA VARIANCE
APPLICANT: Niagara Mohawk Power Corp. dba National Grid
LOCATION: at 4310 Onondaga Boulevard
WITHIN 500' OF: Onondaga Boulevard (Route 240), Fay Road (Route 39) and Terry Road (Route 75), all county highways, and Harbor Brook, a county-owned drainage channel
TAX ID(s): 004.-06-54.0, 004.-06-55.0
PROPOSAL: The applicant is requesting two additional area variances related to a subdivision and the expansion of an existing National Grid gas regulator station in a One-Family Residential (R-1) zoning district. The Board reviewed site plan, special permit, area variance, and subdivision referrals (Z-26-48, Z-26-49, Z-26-50, S-26-4) for this proposed expansion of a National Grid regulator station in March 2026. The current referral is for two area variances not identified in the previous referral.

The site is a National Grid regulator station facility which is comprised of an approximately 1,800 sf building and asphalt area covered with equipment, surrounded by fencing. The site is surrounded by the Taunton Fire Department complex whose U-shaped driveway surrounds the National Grid property. A grassy area lies between the Fire Department's eastern driveway to Onondaga Boulevard and the Nation Grid property. The applicant proposes acquisition of the adjacent lawn area (0.158-acres), between the site and the Fire Department driveway resulting in the National Grid parcel being 0.496 acres and the Taunton

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

Fire Department parcel being 8.943 acres.

Previously reviewed area variances were for relief from front, side, and rear yard setbacks. The current referral is to legalize the 0.158-acre portion of land being conveyed to National Grid, prior to its combination with the National Grid parcel. The 0.158-acre (6,892.5 sf) portion of land requires a variance for lot area, to allow a 6,892.5 sf lot when 20,000 sf is required by Town code and to allow a lot width of 85' when the Town requires a 100' lot width.

RECOMMENDATION: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Spafford Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - at 1889 East Lake Road
RECOMMENDATION: Modification

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

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CASE NUMBER: Z-26-83
REFERRING BOARD: Town of Spafford Planning Board
DATE RECEIVED: 3/30/2026
TYPE OF ACTION: SPECIAL PERMIT
APPLICANT: Hailey Hayden
LOCATION: at 1889 East Lake Road
WITHIN 500' OF: East Lake Road (Route 41) and Rose Hill Road (Route 174), both state highways, Nunnery Road (Route 263), a county highway, and a farm operation located in a NYS Agricultural District
TAX ID(s): 013.-02-08.1
PROPOSAL: The applicant is requesting a special permit to establish a day care center in a mixed-use building on a 7.84-acre parcel in a Residential Agricultural (R-A) zoning district. The site is located between East Lake Road and the eastern shore of Skaneateles Lake in an area characterized by active agriculture and low-density residential. The site contains a mixed-use building with a commercial space on the first floor to be utilized as a daycare and a 3-bedroom dwelling unit on the second floor. A driveway from East Lake Road provides access to the gravel parking lot which is located between the building and the East Lake Road frontage. An asphalt drive along the side of the house leads to an asphalt area at the rear of the house. The site provides a total of 18 parking spaces.

No changes are proposed to the existing lighting and free-standing sign. Exterior changes consist of creating a 4'-high fenced area to be utilized for tricycles and a play area.

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

Per the Project Narrative dated 1/7/26, the site utilizes an existing well and septic system and the septic system is designed for 945 gallons per day. The Narrative notes the applicant will be seeking approvals from the Health Department and the Office of Child and Family Services.

The site and nearby lands are enrolled in NYS Agricultural District 2 and may contain active agriculture in the eastern portion of the site. The referral materials included an Agricultural Data Statement.

ADVISORY NOTE(S): Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

RECOMMENDATION: Modification

- Modification(s):**
1. 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.
 2. The New York State Department of Transportation requires the applicant to coordinate regarding East Lake 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.



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Marcellus Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 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-26-84
REFERRING BOARD: Town of Marcellus Town Board
DATE RECEIVED: 3/30/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Marcellus
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

PROPOSAL: The Town of Marcellus proposes to impose a 12-month moratorium on the "siting establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems" (BESS) within the Town. Per the referral materials, the purpose of the moratorium is to allow the Town time to consider "zoning changes and the enactment of zoning measures to specifically address matters of community concern." The moratorium will be town-wide, applying to all zoning districts and real property.

Previously approved BESS or BESS located on Town-owned property are excluded from the moratorium. "Further modification, enlargement and/or alteration of previously approved BESS is prohibited while the moratorium is in effect."

Applications for relief may be applied for with the Town Code Enforcement Officer and reviewed by the Town Board.

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

ADVISORY NOTE(S): 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>

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Zoning Board of Appeals
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - at 5840 Bridge 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.

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CASE NUMBER: Z-26-86

REFERRING BOARD: Town of DeWitt Zoning Board of Appeals

DATE RECEIVED: 3/31/2026

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Michael McCracken (for Taco Bell)

LOCATION: at 5840 Bridge Street

WITHIN 500' OF: Bridge Street (Route 290), a state highway

TAX ID(s): 053.-02-26.1

PROPOSAL: The applicant is requesting area variances related to proposed signage for a new Taco Bell restaurant on a 2.14-acre parcel in a Business zoning district. Previous referrals include site plan referral (Z-24-67) and area variance referral (Z-25-10) for this proposed Taco Bell. Recommendations included advising the applicant to coordinate with NYS Department of Transportation (NYSDOT) regarding sidewalks along and access to Bridge Street (NYS Route 290) and to submit a Stormwater Pollution Prevention Plan (SWPPP), a traffic impact study (TIS), and lighting plan to the Department. The applicant was also advised to submit a SWPPP to the Onondaga County Department of Water Environment Protection (WEP) and encouraged to consider connection to Widewaters Parkway. The Town and applicant were also commended for changes made to the site plan including repositioning of the proposed building along the road frontage, improving pedestrian infrastructure, and the addition of screening.

Per the Layout Plan dated 3/25/26, the proposed 2,600 sf building will be located along the Bridge Street frontage with a drive-thru circulating along the rear of the

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

restaurant. Access comes from a full access driveway from Enterprise Parkway, a right-in right-out access from Bridge Street, and a cross connection to the adjacent parcel to the east. A 44-space parking lot will be located to the rear of the building. The Layout Plan shows roadside sidewalks along Bridge Street and Enterprise Parkway, around the building, and around parking lots and driveways.

The applicant is currently requesting an area variance to allow an attached sign on the south façade of the building, a side to which the lot does not have an access drive. Town code allows one attached sign on a facade facing a road to which the lot has access. The Sign Plan dated 11/4/25, shows the proposed attached sign on the southern façade will be 5'4" by 8'3". Signs to be located on the northern and western facades have already been approved by the Town.

The second requested area variance is to allow a 6.5' tall directional sign where Code allows a max height of 3'. This sign will be for "Mobile Pickup" and will be located along the parking lot.

RECOMMENDATION: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Clay Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - 7211 Morgan Road
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-26-90
REFERRING BOARD: Town of Clay Town Board
DATE RECEIVED: 4/6/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: TC Syracuse Development Associate
LOCATION: 7211 Morgan Road
WITHIN 500' OF: Morgan Road (Route 46/47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina
TAX ID(s): 114.-01-02.3
PROPOSAL: The applicant is proposing to add a sidewalk in the existing Amazon parking lot on 111.29-acres in an Industrial (I-1) zoning district with Highway Overlay Type B. The existing Amazon facility is located along Morgan Road and the Liverpool Bypass with access driveways to both. The 3,783,000 sf building is fronted by automobile parking lots along the eastern and northern sides of the building with loading docks and tractor trailer areas along the southern and western sides of the building. Per aerial imagery, the expansive car parking lots have some painted pedestrian walkways and sidewalks along with sidewalks along the building. Some of the parking spaces abutting the painted walkways have wheel stops preventing cars from encroaching on the pedestrian areas.

The subject area is around the northeast corner of the building. Per the Enlarged Site Plan – Proposed Layout dated 2/1/26, the proposal is to install a sidewalk connecting the sidewalk along the north side of the building to the western side of

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

the northern parking area. The Enlarged Site Plan also shows installation of wheel-stops in the parking spaces that abut up to the proposed sidewalk and painted walkways in that area along with a new crosswalk to be painted between the building sidewalks and a painted walkway. Some curbing will be replaced in this area.

No other changes are proposed at this time.

This Amazon facility has been reviewed by the OCPB over multiple referrals:

-Site plan referrals Z-21-41, Z-20-121, Z-19-326

-Area variance referral Z-19-327

-Zone change referral Z-19-270

ADVISORY NOTE(S): 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



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: Friday, April 17, 2026
RE: GML Administrative Review - 1474 Salt Springs Road
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-26-99
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 4/10/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Joseph E Grasso and Jack Bower
LOCATION: 1474 Salt Springs Road
WITHIN 500' OF: The municle boundary between the City of Syracuse and Town of DeWitt
TAX ID(s): 039.-05-09.0
PROPOSAL: The applicant is proposing to establish three additional bedrooms in an existing house in the Salt Springs area of the City of Syracuse. The house is located on 0.187-acre parcel in a Single Unit Residential (R1) zoning district across Salt Springs Road from LeMoyne College. Per the application, the bedrooms were constructed prior to the applicant's acquisition of the property in 2023. It's noted that to be code compliant, egress windows were installed and common-space within the house was increased to 750 sf. Each additional bedroom requires one designated parking space. Three parking spaces will be established in LeMoyne College's Lot G, located across Salt Springs Road from the site. No exterior changes to the site are proposed.

ADVISORY NOTE(S): 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.

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RECOMMENDATION: 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: Friday, April 17, 2026
RE: GML Administrative Review - 109 Phillips Road
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-26-100
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 4/10/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Joseph E Grasso and Jack Bower
LOCATION: 109 Phillips Road
WITHIN 500' OF: The munipcle boundary between the City of Syracuse and Town of DeWitt
TAX ID(s): 039.-08-09.0
PROPOSAL: The applicant is proposing to establish three additional bedrooms in an existing house, for City records, in the Salt Springs area of the City of Syracuse. The house is located on 0.17-acre parcel in a Single Unit Residential (R1) zoning district close to LeMoyne College. Per the application, the bedrooms were constructed prior to the applicant's acquisition of the property in 2023. It's noted that to be code compliant, egress windows were installed and common-space within the house was increased to 700 sf. Each additional bedroom requires one designated parking space and sufficient on-site parking exists. No exterior changes to the site are proposed.

ADVISORY NOTE(S): 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/ocpbresources.html>

RECOMMENDATION: 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 Town of Cicero Planning Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - 6129 Smith Road
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-26-102

REFERRING BOARD: Town of Cicero Planning Board

DATE RECEIVED: 4/13/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Tiffany Miller

LOCATION: 6129 Smith Road

WITHIN 500' OF: Route 481, a State Highway

TAX ID(s): 029.-01-01.9

PROPOSAL: The applicant is seeking site plan approval for a home occupation to operate a beauty salon in a single-family home on a 0.3498-acre parcel in a Residential (R-15) zoning district. The site is located along Smith Road, west of its intersection with Totman Road, both local roads. No exterior changes to the property are proposed. No interior changes are proposed except painting.

RECOMMENDATION: 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: Friday, April 17, 2026
RE: GML Administrative Review - at 201 & 203 Apple 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: S-26-10
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/30/2026
TYPE OF ACTION: PRELIMINARY SUBDIVISION
APPLICANT: Greater Syracuse Property Development Corp.
LOCATION: at 201 & 203 Apple Street
WITHIN 500' OF: Harbor Brook, a county-owned drainage channel
TAX ID(s): 109.-03-33.0, 109.-03-34.0
PROPOSAL: The applicant is proposing to combine two vacant parcels to create a new 0.258-acre lot in a Low Density Residential (R2) zoning district. Per the referrals materials, the two parcels are owned by the Greater Syracuse Property Development Corporation (GSPDC) and this lot combination will allow construction of a single-family home on the property. The site is located at the end of Apple Street, a local road on Syracuse's west side, adjacent to Frazer School. Per the Proposed Resubdivision on Lots 7 & 8 map dated 1/15/26, the parcels will be combined to create proposed Lot 7A (0.258 acres).

RECOMMENDATION: 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: Friday, April 17, 2026
RE: GML Administrative Review - at 211 & 213 Kirkpatrick Street
RECOMMENDATION: No Position With Comment

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

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

CASE NUMBER: S-26-11
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 3/30/2026
TYPE OF ACTION: PRELIMINARY SUBDIVISION
APPLICANT: Greater Syracuse Property Development Corp.
LOCATION: at 211 & 213 Kirkpatrick Street
WITHIN 500' OF: Interstate Route 81, a state highway
TAX ID(s): 007.-17-14.0, 007.-17-15.0

PROPOSAL: The applicant is proposing to combine two parcels into one new 0.1295-acre lot in a Neighborhood Center Mixed Use (MX-2) zoning district. The site is located on Kirkpatrick Street on Syracuse's north side, across from Union Park. The proposal is to combine a vacant parcel owned by the Greater Syracuse Property Development Corp. (GSPDC) with the adjacent parcel containing a two-family home. Per the Proposed Resubdivision on Lot 5 & Part of Lot 4 map dated 12/15/25, the resubdivision will create proposed Lot 5A (0.1295 acres). Per the referral materials, the homeowner will use the additional space to expand the existing driveway for off-street parking for the two-family residence.

RECOMMENDATION: No Position With Comment

Comment(s): The applicant is encouraged to remove the pavement in the front yard.

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, April 17, 2026
RE: GML Administrative Review - 500-502 Tallman 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.

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CASE NUMBER: S-26-12
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 4/6/2026
TYPE OF ACTION: SUBDIVISION
APPLICANT: Greater Syracuse Property Development Corp
LOCATION: 500-502 Tallman Street
WITHIN 500' OF: The Central New York Regional Transportation Authority (CENTRO) facility, a state-owned facility
TAX ID(s): 093.-06-13.1
PROPOSAL: The applicant proposes subdivision of a 0.28-acre parcel into 2 buildable lots, Lot 83A (0.15 acres) and Lot 85A (0.13 acres), in a High Density Residential (R5) zoning district. The site is vacant L-shaped parcel located at the intersection of Tallman Street and Midland Avenue, surrounded by residential uses, on the City's south side. Per the referral materials, the applicant plans to construct a 1-story single-family home on each new lot.

RECOMMENDATION: No Position

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

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