



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

May 13, 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
Renee Dellas
Craig Dennis
Marty Masterpole
Don Radke

STAFF PRESENT

Megan Costa
Robin Coon
Rachel Woods
Troy Waffner
Annie Amidon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 13, 2026.

III. APPROVAL OF MINUTES

Minutes from April 22, 2026 were submitted for approval. Renee Dellas made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Michael LaFlair - Yes; Crieg Dennis - Yes; Marty Masterpole - 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-26-13	TGedPB	<i>Modification</i>
S-26-15	TGedPB	<i>Modification</i>
S-26-16	TGedPB	<i>No Position With Comment</i>
Z-26-104	VNsyPB	<i>Modification</i>
Z-26-105	TClapB	<i>No Position With Comment</i>
Z-26-106	TDewTB	<i>No Position</i>
Z-26-108	TLysPB	<i>No Position With Comment</i>
Z-26-109	TLysPB	<i>Modification</i>
Z-26-110	VLivPB	<i>Modification</i>
Z-26-111	TCamTB	<i>Modification</i>
Z-26-112	TClatB	<i>Modification</i>
Z-26-113	TSalZBA	<i>Modification</i>

Z-26-114	TDewPB	<i>Modification</i>
Z-26-115	VManVB	<i>No Position With Comment</i>
Z-26-120	TClaPB	<i>No Position With Comment</i>
Z-26-121	TGedTB	<i>Modification</i>
Z-26-124	TSalZBA	<i>Modification</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-107	TLysTB	<i>No Position</i>
Z-26-116	CSyrZA	<i>No Position</i>
Z-26-117	TSalZBA	<i>No Position</i>
Z-26-118	TSalZBA	<i>No Position</i>
Z-26-119	CSyrZA	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:52AM

OCPB Case # S-26-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Geddes Planning Board at the request of Lakeland Development Group LLC for the property located State Fair Boulevard and Nicks Way Rear (vacant lots); 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 State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to divide 2 parcels totaling 4.58 acres into 14 new residential lots in a Residential A: Single-Family Residential zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board requires modification of the current Sketch Plan layout, as it does not reflect best practices for responsible management of critical neighborhood-scale stormwater management facilities.

It is unclear from submitted materials what entity will be practically, legally and/or fiscally, responsible for both regular and long-term maintenance and stewardship of stormwater basins, swales and any underground facilities. It is not common practice for stormwater basins to be located on multiple private lots, particularly without access/maintenance rights-of-way and agreements in place for municipalities, homeowners associations, or other entities to assume necessary management of such infrastructure.

Should the Town and applicant not wish to place the lands within the purview of a homeowners association, another entity must be identified – typically the municipality or a stewardship organization such as a land trust.

Further, the current Sketch Plan indicates lot sizes which do not meet minimum dimensional standards for the R-A district, except when utilizing cluster subdivision allowances. The plan as presented removes the “forever green” lands from the subdivision, and therefore no longer meets the spirit and intent of Town Law Section 278. As such, proposed lot sizes and setbacks should reflect current R-A zoning, or appropriate protected open space accommodations be reincorporated into the Sketch Plan.

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

Case Number: S-26-13
Type of Action: FINAL SUBDIVISION
Applicant: Lakeland Development G

RelatedCases:

Referring Board: Town of Geddes Planning Board

Date Received: 4/14/2026
30-Day Deadline: 5/14/2026

Located: State Fair Boulevard and
Nicks Wav Rear (vacant lots)

Tax Map Id: 021.-13-21.0, 021.-13-20.1

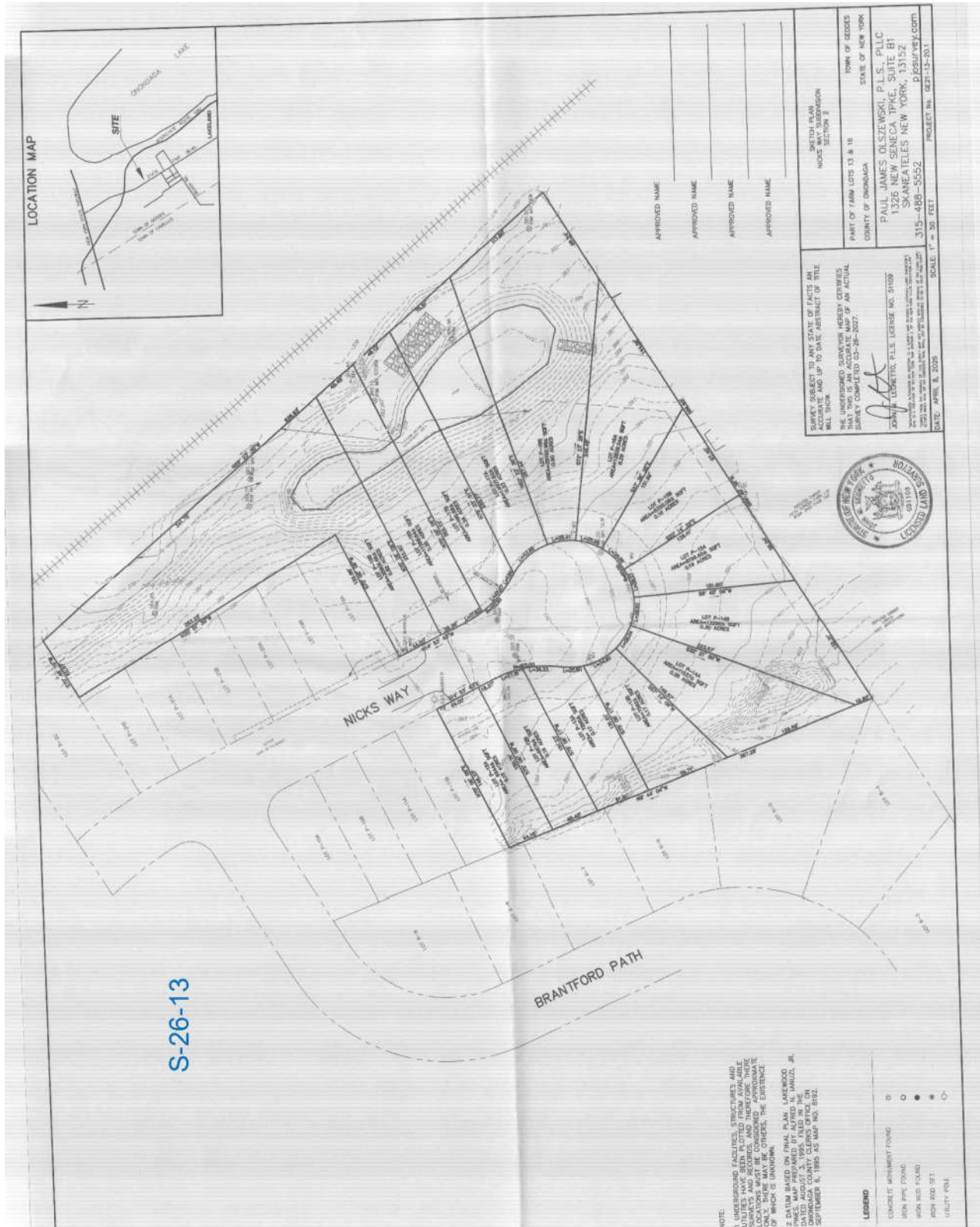
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway

Summary:

the applicant is proposing to divide 2 parcels totaling 4.58 acres into 14 new residential lots in a Residential A: Single-Family Residential zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-18-20) to construct an office and warehouse building at the corner of Brantford Path and State Fair Boulevard. Subdivision referrals (S-07-27, S-08-80) for a subdivision to create 17 single-family lots, 24 patio-home lots, and 2 commercial lots. The Board recommended Disapproval of both referrals as the site plan did not show any preservation of natural or scenic open lands to meet the intent of New York State Town Law Section 278 and warrant the clustering of the proposed development. The Board further advised a stormwater detention pond does not meet the intent of preserving open space.
Location:	The site contains 2 vacant parcels, located in a residential area between Onondaga Lake and State Fair Boulevard, to be Section 3 of the Brantford Park Subdivision.
Subdivision	The applicant is proposing subdivision of two lots (4.58 acres) – one vacant and another containing the stormwater detention pond and related infrastructure for the overall Brantford Path/Nick’s Way development – into 14 residential lots to contain seven 2-unit attached patio homes (each unit to be located on separate lots). Per the Sketch Plan Nicks Way Subdivision Section 2 dated 4/8/26, the proposed lots will be arranged around the cul-de-sac of Nicks Way, with lot sizes ranging from approximately 6,500-35,000 square feet in size. The townhouse lots will be accessed via Nicks Way, a local road, which connects to State Fair Boulevard, a county route, via Brantford Path.
Stormwater:	The aforementioned stormwater pond, previously on its own parcel, is shown to be incorporated into rear portions of 6 residential lots. The entirety of the noted stormwater management area encroaches onto 10 proposed lots. 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.
Current Zoning:	Per Town code, a minimum lot size of 7,500 sf is required in the R-A district, whereas lots as small as 6,500 sf are indicated on the Sketch Plan. At the onset of the project, the Town of Geddes approved use of NYS Town Law Section 278 (cluster development) to allow for smaller lot sizes in return for open space protection. In 2007-2008, the County Planning Board recommended disapproval of the use of clustering, advising that the subdivision as rendered did not meet the intent of the cluster development law, as the vast majority of the land was unusable and dedicated to stormwater management infrastructure. The use of Section 278 was ultimately approved by the Town, allowing smaller lots in return for protected open space. The parcel comprising the southern and eastern sides of the site had been noted on previous sections of this development as “Not a building lot, shall maintain forever Green” and was to contain a detention pond and drainage easement.
(cont’d):	The current Sketch Plan Nicks Way Subdivision Plan shows that “forever green” parcel has been incorporated into the proposed building lots.

Per a letter from the Town of Geddes to this Board dated 4/14/26, the existing drainage parcel was purchased “at the last tax auction at the county...that was previously owned by ‘Brantford Path Homeowners Associ. Inc.’ that has been inactive for years.” The Town “instructed the applicant to eliminate the ‘land locked Drainage easement and connect it to the proposed lots. This will also ensure that it will not become tax delinquent in the future and go to another county tax auction.”

Other: It is further noted that the current subdivision plan is labeled with “Nicks Way” but will be relabeled “Brantford Park Subdivision Section 3” prior to Town approval and filing.

Stormwater: Per the current Sketch Plan, the stormwater detention basin, existing and seeming in poor repair per aerial photography, and some associated infrastructure will occur on proposed lots P-16A through P-18B, and a rear “stormwater management area” presumably containing drainage facilities leading to the basin, will encumber portions of Lots 14A-15B.

No easements, access agreements or other mechanisms are noted or indicated on plans as to how access will be provided to this stormwater management infrastructure will be provided via private residential lots, nor who will be responsible for the long-term maintenance thereof. It is not common practice for stormwater basins to be located on multiple private lots, particularly without access/maintenance agreements in place for municipal or homeowners association management of such infrastructure.

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

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

Wastewater: Extension of public sewers as well as new individual connections to the public sewers is proposed to serve the development. The site is located in the Metropolitan Wastewater Treatment Plant and Lakeside 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: 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.

Other: The New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030).

Watersheds: Per the EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers.

Plants/Animals: The site may contain the Northern long-eared bat and Indiana bat, or their associated habitats, which have been listed by the state or federal government as

threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.

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

**Historic
Resources:**

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

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

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

OCPB Case # S-26-15

- 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 Geddes Planning Board at the request of Tullio Heights LLC for the property located 647 South Terry Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Geddes and the Town of Onondaga; and
- WHEREAS, the applicant proposes a subdivision of a 12.06-acre parcel into 6 building lots and 2 vacant parcels in a Residential A: Single-Family Residential zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, drinking water and wastewater infrastructure, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. Per the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), the applicant must provide an adequate wastewater disposal plan for all lots less than 5 acres and the appropriate sewer or septic approvals must be obtained from the WEP or OCHD, respectively. Additionally, any extension of the public wastewater infrastructure must be approved by WEP and OCHD. All approvals must be obtained prior to municipal approval of the subdivision plan.
3. The Onondaga County Department of Water Environment Protection requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

The Subdivision Map shows an existing 2-story house to be located between the termination of Ludden Parkway and the proposed cul-de-sac. If this house has not yet been constructed, the Town is encouraged to require re-siting of the proposed house to allow connection with Ludden Parkway, particularly if new road is to be a publicly maintained street.

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

Case Number: S-26-15
Type of Action: SUBDIVISION
Applicant: Tullio Heights LLC

Related Cases:

Referring Board: Town of Geddes Planning Board

Date Received: 4/16/2026
30-Day Deadline: 5/16/2026

Located: 647 South Terry Road

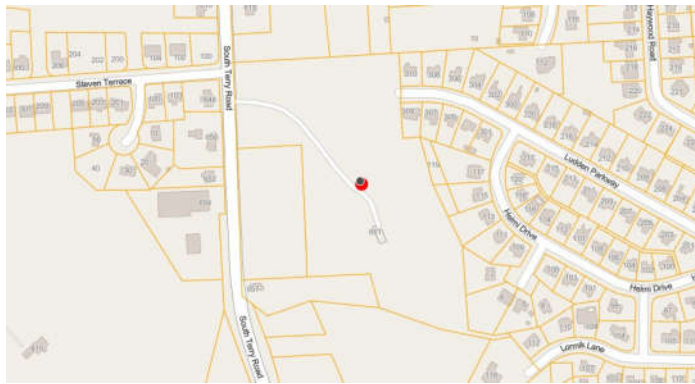
Tax Map Id: 050.-06-02.1

JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Geddes and the Town of Onondaga

Summary:

the applicant proposes a subdivision of a 12.06-acre parcel into 6 building lots and 2 vacant parcels in a Residential A: Single-Family Residential zoning district





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-22-48) to divide the parcel into 26 new residential lots. The Board recommended Modification, advising the applicant to submit a Stormwater Pollution Prevention Plan (SWPPP) and/or drainage report to the Onondaga County Department of Transportation (OCDOT).
Location:	The site is located in the southern portion of the Westvale neighborhood within the Town and west of the Bishop Ludden Junior Senior High School. Surrounding land uses are primarily residential uses. Geddes Highway Department is across the road from the parcel on South Terry Road, and the Town's transfer station is the neighboring parcel to the west of the subject parcel.
Existing Site Layout:	The irregularly-shaped parcel has frontage on South Terry Road and extends east to the termination of Ludden Parkway, a local road, in the northeast corner and extends south towards the municipal boundary. Per aerial imagery, an access road enters the property from South Terry Road and extends south to a telecommunications tower. Per the 8 Lot Subdivision Tullio Heights LLC Plan dated 4/12/26, an existing 2-story house has already been constructed on site, though does not appear on aerial photos. A north-south ridge runs through the entire site with the center of the ridge reaching 630' in elevation. The site has 60'-70' steep downward slopes on the east and west sides of the ridge, and has an 80' gradual downward slope to the north.
Subdivision	Per the Subdivision Plan, a road will be constructed to end in a cul-de-sac in the northern portion of the site with six residential lots around it. Proposed building Lots 1 through 6 will range in size from 0.23 to 1.45 acres. The remainder of the site will be split into proposed Lot 7 (3.34 acres) and proposed Lot 8 (4.92 acres). The cell tower and access road will remain, with the tower to be located along the eastern boundary of proposed Lot 7.
Access:	The proposed road will utilize the existing access onto South Terry Road, a local road. The Subdivision Map shows the existing 2-story house is shown between the terminus of Ludden Parkway adjacent to the site and the end of the proposed cul-de-sac. It appears the two roads are aligned so connection would be possible, but the location of the house prevents connection.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/2/26, 3 acres of the site will be disturbed by the proposed project and stormwater runoff will be mitigated by "existing drainage structures and drainage ditch used by the Town." The only drainage structure shown on the Subdivision Map appears to consist of a drainage ditch near the South Terry Road frontage. Stormwater basins, swales, or other infrastructure mitigating stormwater flow to adjacent lots is not shown. 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 proposed homes. 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 proposed houses. The site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas.

The Subdivision Map shows county-owned sanitary sewer infrastructure crossing the site near the South Terry Road frontage. Unclear if project intends to tie into county trunk or Town laterals offsite.

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 (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision.

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

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

OCPB Case # S-26-16

- 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 Geddes Planning Board at the request of Northeastern Development 1 LTD Inc. for the property located at 900 & 904 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of State Fair Boulevard (Route 80) a county highway; and
- WHEREAS, the applicant proposes a subdivision of two parcels into two new lots, Proposed Lot 1 (1.00 acre) and Proposed Lot 2 (8.20 acre), in a Commercial B: Highway Commercial zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board has No Position regarding the proposed lot line adjustment, but offers the following requirement and comment regarding the proposed development of the site:

1. The Onondaga County Department of Transportation requires coordination of State Fair Boulevard access between the applicant and the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Board encourages the applicant and Town to minimize the impact of this commercial property with extensive parking area by installing landscaping and screening to buffer adjacent residential uses. The applicant is also encouraged to consider options for shared parking with adjacent land uses to minimize land dedicated to parking.

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

Case Number: S-26-16
Type of Action: SUBDIVISION
Applicant: Northeastern Developme

RelatedCases: Z-26-121

Referring Board: Town of Geddes Planning Board

Date Received: 5/4/2026
30-Day Deadline: 6/3/2026

Located: at 900 & 904 State Fair Boulevard
Tax Map Id: 023.-13-36.1; 023.-16-36.2

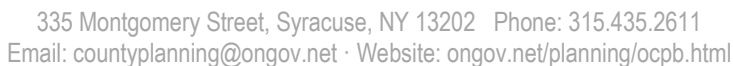
JURISDICTION:

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 State Fair Boulevard (Route 80) a county highway

Summary:

the applicant proposes a subdivision of two parcels into two new lots, Proposed Lot 1 (1.00 acre) and Proposed Lot 2 (8.20 acre), in a Commercial B: Highway Commercial zoning district





STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-26-34) to change one of the parcels comprising the site to Commercial B: Highway Commercial District. One parcel had zone change, subdivision, and site plan referrals (Z-16-117, S-26-24, Z-16-118) to construct a three-tenant retail building. The applicant was required to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access and traffic mitigation to the site.
Concurrent Reviews:	Site plan referral (Z-26-121) to develop proposed Lot 2.
Location:	The site is located between State Fair Boulevard (County Route 80) and NYS Interstate 690, in the Lakeland area. The area is characterized by a mix of residential neighborhoods and commercial uses along major roads. The site is located between State Fair Boulevard and Alhan Parkway, a local road. The site contains two parcels, one a vacant landlocked parcel covered by lawn. The other parcel contains a small commercial plaza.
Proposed Site Layout:	The applicant is seeking to construct a building to house his two business, North Eastern Rescue Vehicles (NERV) and Bob's Signs. Per the Site Layout Plan dated 4/23/26, the applicant is proposing construction of an L-shaped building at the rear of the site, fronted by an asphalt parking lot. A large portion of the site will be covered by a gravel parking area for ambulances. A landscaping plan was not included with the referral materials.
Subdivision	Per the 2 Lot Subdivision Lands of TCM Properties, LLC & Maroney dated 4/24/26, the applicant is proposing a lot line adjustment to isolate the existing commercial plaza and a portion of the existing driveway in Proposed Lot 1 (1.00 acre). The remainder of the site (to contain the proposed development) will be Proposed Lot 2 (8.20 acres).
Access:	An existing driveway to State Fair Boulevard will continue to provide access to the whole site. A 30'-wide internal road and proposed 40'-wide access easement will allow connection to the rear building. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/24/26, 8.10 acres of the site will be disturbed by the proposed project. The Grading & Drainage Plan dated 4/23/26, shows stormwater infrastructure to be installed under to parking lot, draining to a subsurface chamber and basin located in the eastern corner of the site. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water will be required for the proposed

commercial building.

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

Wastewater: A new connection to the public sewers will be required for the proposed commercial building. The site is located in the Metropolitan Wastewater Treatment Plant and Lakeside and Westside Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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 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.

Other: The project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

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

OCPB Case # Z-26-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Encore Youth Productions for the property located 709 N Main Street Suite 10; 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 North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to establish a youth production theatre in an existing vacant commercial space on a 4.21-acre parcel in a Commercial (C-2A) 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

Case Number: Z-26-103
Type of Action: SITE PLAN
Applicant: Encore Youth Production

RelatedCases:

Referring Board: Village of North Syracuse
Planning Board

Date Received: 4/14/2026
30-Day Deadline: 5/14/2026

Located: 709 N Main Street Suite 10

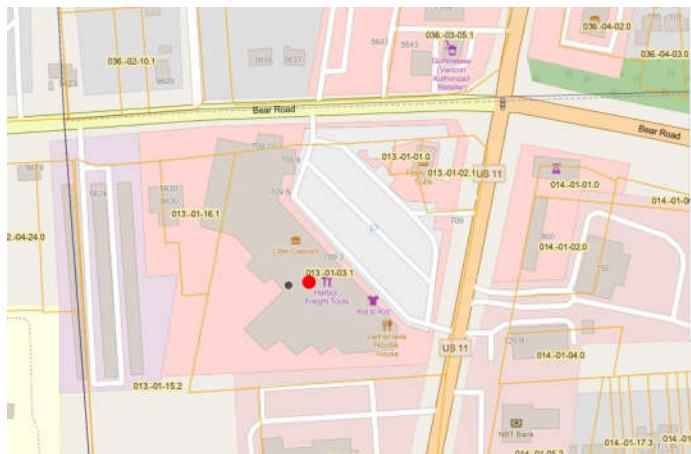
Tax Map Id: 013.-01-03.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero

Summary:

the applicant is proposing to establish a youth production theatre in an existing vacant commercial space on a 4.21-acre parcel in a Commercial (C-2A) zoning district



No Map Available

No Map Available

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

OCPB Case # Z-26-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of John Zellar (CNY Premiere Homes Inc.) for the property located 510 South Bay 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 South Bay Road (Route 208), a county highway and North Main Street (Route 11), a state highway, and the municipal boundary of the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant proposes to construct 4 townhouses on a 0.557-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Onondaga County Department of Transportation requires coordination of South Bay Road access between the applicant and the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The applicant and Village may wish to ensure a filed easement is in place for any neighboring structures encroaching onto the site.

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

Case Number: Z-26-104
Type of Action: SITE PLAN
Applicant: John Zellar (CNY Premier

RelatedCases:

Referring Board: Village of North Syracuse
Planning Board

Date Received: 4/16/2026
30-Day Deadline: 5/16/2026

Located: 510 South Bay Road

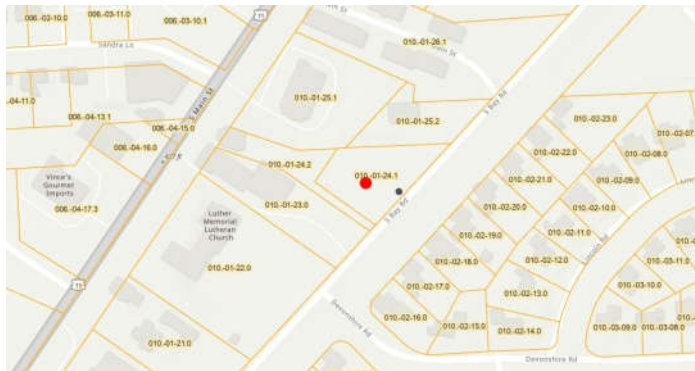
Tax Map Id: 010.-01-24.1

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 South Bay Road (Route 208), a county highway and North Main Street (Route 11), a state highway, and the municipal boundary of the Village of North Syracuse and the Town of Cicero

Summary:

the applicant proposes to construct 4 townhouses on a 0.557-acre lot in a Commercial (C-2) zoning district



Z-26-104

STAFF REVIEW:

Location:	The site is a vacant parcel located along South Bay Road, between South Bay Road and South Main Street. The area is characterized by a mix of residential and commercial uses along main roads.
Proposed Site Layout:	The applicant is proposing construction of a 3,200 sf, two-story building to contain four 2-bedroom townhouses with built-in garages. Per the Layout and Utility Plan dated 4/1/26, the building will be located along the South Bay Road frontage, a county route, with garage access and auxiliary parking located behind the building.
Access:	A new driveway to South Bay Road is proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements.
Landscaping:	The Layout and Utility Plan depicts trees and shrubs along the road frontage and at the rear and sides of the parking area.
Easements:	Per the Topographic Survey Map Lands of Schneible, dated 10/10/25, the driveway and a portion of an asphalt parking lot on the adjacent parcel encroaches on the site. It is not clear if there is an easement for this area, but it's noted on the survey "Paved area may be subject to the rights of others." The proposed development does not encroach on this area.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/1/26, 0.50 acres of the site will be disturbed by the proposed project and stormwater will be discharged to an "existing roadside drainage system." Per the Grading and Erosion Control Plan dated 4/1/26, an infiltration basin is proposed to be located between the building and the South Bay Road frontage. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water is proposed to serve the multi-family building. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	A new connection to public sewers is proposed to serve the site. 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 aerial imagery, there are no roadside sidewalks along South Bay Road in this area. There are roadside sidewalks along nearby South Main Street.

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

OCPB Case # Z-26-105

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 Fisher Construction Group for the property located 4471 Steelway Boulevard South; 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 Morgan Road (Route 46), a county highway; and

WHEREAS, the applicant proposes to construct a 60 foot asphalt driveway addition to connect two parcels on a 19.57-acre parcel in an Industrial (I-1) zoning district with a Highway Overlay Type B; and

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

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

The Town should ensure the applicant obtains any necessary approvals from New York Central Lines for a private crossing of the rail line, or to confirm formal abandonment thereof.

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

Case Number: Z-26-105
Type of Action: SITE PLAN
Applicant: Fisher Construction Grou

RelatedCases:

Referring Board: Town of Clay Planning Board

Date Received: 4/21/2026
30-Day Deadline: 5/21/2026

Located: 4471 Steelway Boulevard
South

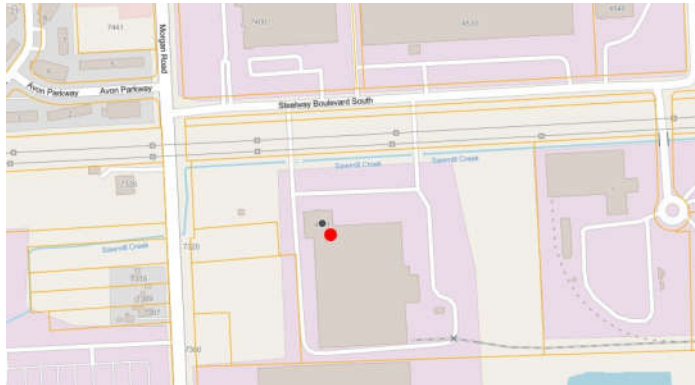
Tax Map Id: 114.-02-21.0

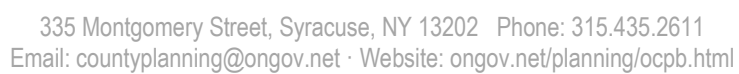
JURISDICTION:

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 Morgan Road (Route 46), a county highway

Summary:

the applicant proposes to construct a 60 foot asphalt driveway addition to connect two parcels on a 19.57-acre parcel in an Industrial (I-1) zoning district with a Highway Overlay Type B





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-25-95) to construct two additions (32,500 sf and 725 sf) at an existing manufacturing facility, in addition to 36,600 sf of new asphalt and stormwater management improvements. The applicant was required to coordinate Morgan Road access plans with the Onondaga County Department of Transportation (OCDOT).
Location:	The site is in the Woodard Industrial Park, characterized by warehouses, commercial, and industrial uses. Nearby businesses include the Raymour and Flanigan Distribution Center to the south, an Amazon Distribution Warehouse to the southwest, and a Dunk & Bright Distribution Center to the north.
Existing Site Layout:	The site is an existing facility located at the southeast corner of the intersection of Morgan Road, a county road, and Steelway Boulevard South, a local road. The facility has an internal road circulating around the facility. Truck load areas are located along the eastern side of the building. A spur of railroad tracks enters the site from the east and connects to the southeast corner of the facility. The railroad spur extends across the neighboring parcels to where they connect to railroad tracks belonging to NY Central Lines. The adjacent site to the south, the Raymour & Flanigan complex, contains multiple warehouse buildings surrounded by a parking lot and internal roads.
Access:	The site has two driveways from Steelway Boulevard South. The adjacent Raymour and Flannigan site has two existing driveways to Morgan Road, a county road, and two existing driveways to Morgan Place to the south. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Morgan Road will be permitted.
Project Detail:	The applicant is proposing a 60'-long driveway connecting the southeast corner of the site to the Raymour and Flannigan site. Per the referral, the Town of Clay "has obtained legal property easement between the two involved properties." The easement is not depicted on the Boundary and Topographic Survey Map For the Lands of Packaging Corporation of America dated 3/6/25. Per the Concept Grading Plan dated 2/11/26, the 23'-wide asphalt connector will connect to the asphalt area along the northern boundary of the Raymour and Flannigan parcel.
Wetlands:	GIS mapping shows a federally regulated Class C stream (ID 895-5) crosses the site along the Morgan Road frontage and northern site boundary. The wetland boundary is not indicated on the Topographic Survey but appears to be outside of the proposed work area. Per the Topographic Survey, the stream coincides within permanent drainage easements belonging to the Town of Clay and Woodard Drainage District. ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers
Easements:	A long, approximately 130'-wide parcel belonging to Niagara Mohawk Power Corp is located between the site and Steelway Boulevard and contains overhead power lines. per the Overall Site Plan, the site's two driveways to Steelway Boulevard cross

this parcel with two 30'-wide Private Drive Easements. The site contains a 40'-wide "Strip Easement" to Niagara Mohawk Power Corp, crossing the site from the Niagara Mohawk Power Corp parcel to the western side of the existing building, outside of the proposed work area.

Other: Per the referral notice, the site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed.

Other: The project is within 2,000 feet of multiple sites (IDs: 734125, 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some trees will be removed as part of the proposed project.

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

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

OCPB Case # Z-26-106

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

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

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

Case Number: Z-26-106
Type of Action: TEXT AMENDMENT
Applicant: Town of Dewitt

RelatedCases:

Referring Board: Town of DeWitt Town Board

Date Received: 4/23/2026
30-Day Deadline: 5/23/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

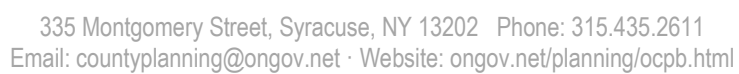
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

Summary:

the applicant is proposing to add
"Restaurant" as a premitted use in the
Business Transitional zoning district.

No Map Available

No Map Available



STAFF REVIEW:

Proposed Text:	The Town is proposing to add “Restaurant, provided it is integral to any multi-tenant structure in a Shopping Center, and not freestanding” to §192-44 “Permitted structures and uses” within the Business Transitional (BT) District.
Proposed Text:	§192-47 Additional regulations will be amended to have additional regulations for Restaurants within the BT District including: -Restaurants will be limited to 2,500 sf -Outdoor seating as accessory to a Restaurant may be permitted with Site Plan Approval. -Drive-thrus are prohibited.
Project Detail:	Per the Town of DeWitt Zoning Map dated 2008, the BT districts are located in areas including along Collamer Road east of Kinne Street and Northern Boulevard, along East Genesee Street around its intersection with Erie Boulevard East, and along Nottingham Road near Tecumseh Road.
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-26-108

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Joshua Reynolds / Angry Pig for the property located 2935 Lamson Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Pendergast Road (Route 189), Lamson Road (Route 29), and West Bridge St/Old Lamson Road (Route 29), all county highways; and

WHEREAS, the applicant is requesting a use variance to bring an existing restaurant located on a 1.14-acre parcel in a Neighborhood Residential Business (NRBD) zoning district into compliance; and

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

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

The Board has No Position regarding the use variance, but offers the following requirement and comment regarding the development:

1. The applicant and Town must coordinate with the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), regarding wastewater service to the site and ensure any necessary approvals are in place prior to local approval for any expansion of service. If the site requires a public sewer extension to connect, then the extension of public wastewater infrastructure must be approved by the WEP and OCHD prior to, or as a condition of, municipal approval.

2. The Town and applicant are encouraged to consider potential noise and possible odor impacts of the proposal to host concerts on site and outdoor cooking and consider limits or buffers for the benefit of nearby residential parcels.

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

Case Number: Z-26-108
Type of Action: USE VARIANCE
Applicant: Joshua Reynolds / Angry

RelatedCases: Z-26-109

Referring Board: Town of Lysander Zoning
Board of Appeals

Date Received: 4/29/2026
30-Day Deadline: 5/29/2026

Located: 2935 Lamson Road

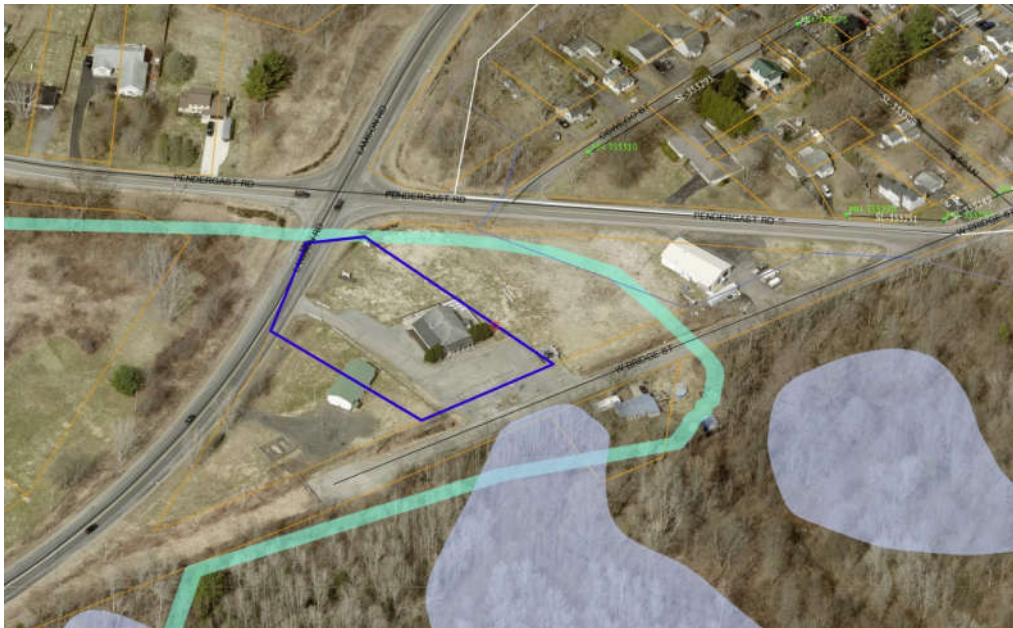
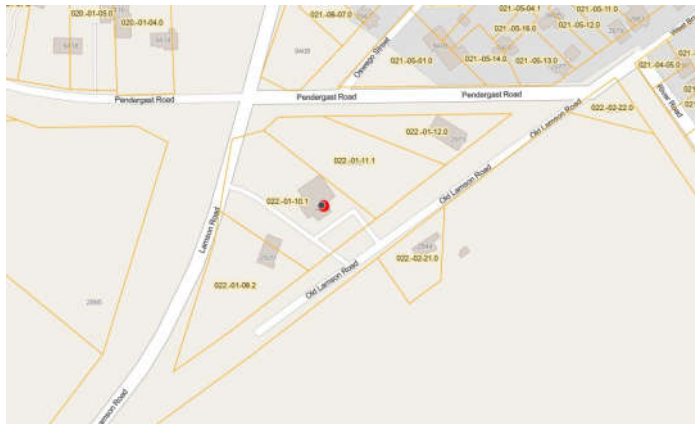
Tax Map Id: 022.-01-10.1

JURISDICTION:

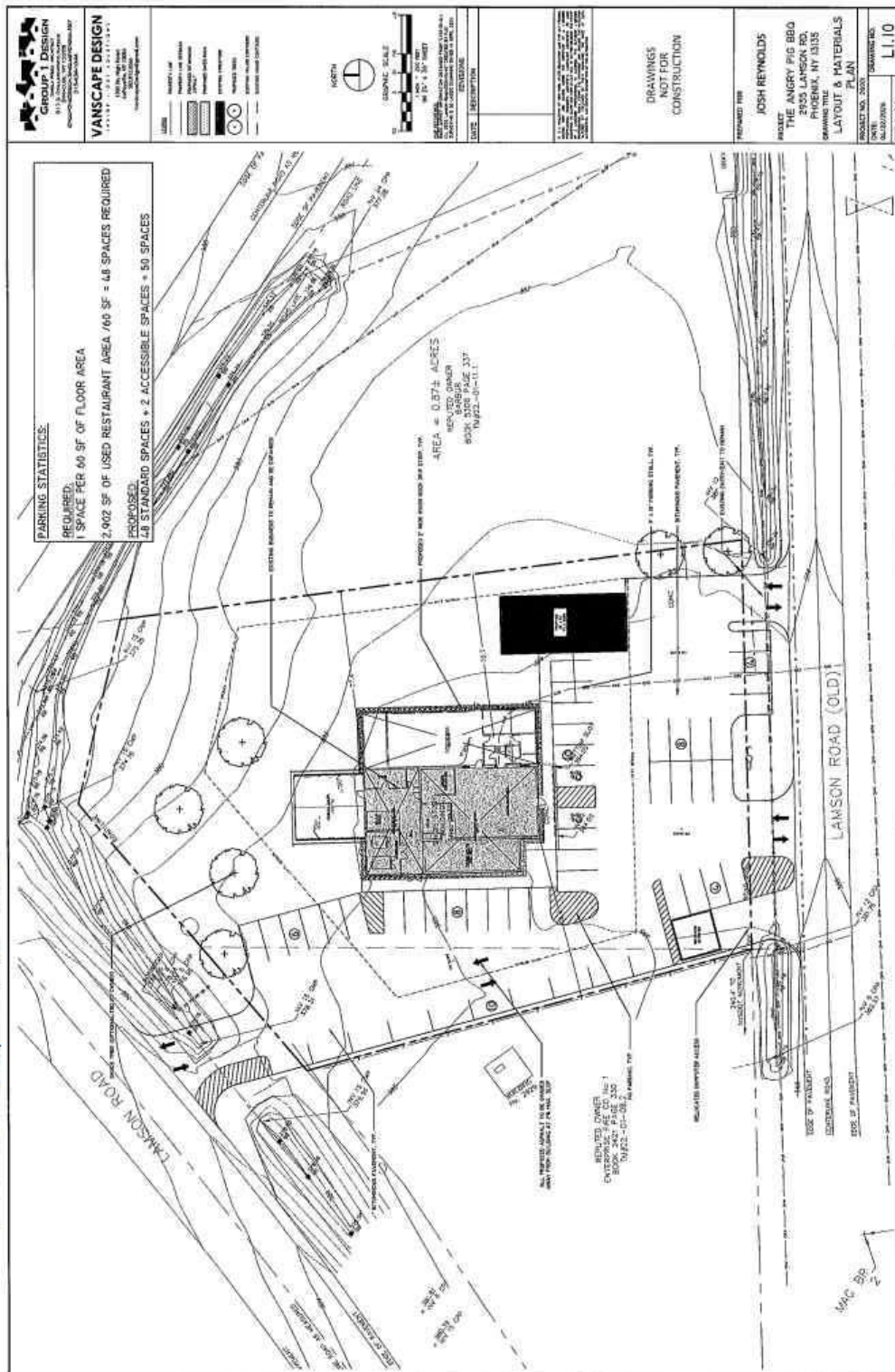
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Pendergast Road (Route 189), Lamson Road (Route 29), and West Bridge St/Old Lamson Road (Route 29), all county highways

Summary:

the applicant is requesting a use variance to bring an existing restaurant located on a 1.14-acre parcel in a Neighborhood Residential Business (NRBD) zoning district into compliance



Z-26-108, Z-26-109



STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-109) to open a restaurant and modifications to the site.
Location:	The site located in a rural part of Lysander, west of the Oswego River. Large vacant wooded parcels are to the west and south and low to medium density housing along majors roads are to the north and east. The site is one of four parcels on a triangular piece of land, defined by roadways Lamson Road, Pendergast Road, and West Bridge Street/Old Lamson Road, all county roads. The site contains a restaurant building with an asphalt parking lot along two sides.
Access:	The site has an existing driveway to Lamson Road and unrestricted access to West Bridge Street. Per the Layout & Materials Plan dated 4/22/26, the West Bridge Street/Old Lamson Road access will be formalized into two full-access driveways separated by a planting island and parking. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road and West Bridge Street must meet Department requirements.
Proposed Site Layout:	The applicant is seeking to establish their popular food truck business in an existing restaurant building. Per the interior plan provided by the Town, renovations to the site include removing a 120 sf mechanical room and constructing an 1150 sf addition to expand the indoor seating capacity, adding two new bathrooms, and completion of a new outdoor seating area. The resulting building will be 3,338 sf. The Layout Plan shows the addition of new pole barn in the eastern corner of the parking lot, presumably the proposed 30'x30' pavilion for outdoors events. Per the narrative, improvements include updating the restaurant space and equipment, electrical and plumbing updates, new smoker equipment, and interior renovations.
Parking:	The asphalt parking lot will be repaved, resulting in 50 parking spaces on site. The square footage of the parking lot will not change.
Variances:	Per the referral notice, Town Code “which was not in effect when the restaurant initially opened” requires restaurant structures in the NRBD district to not exceed 3,000 sf. “A building permit has been issued through no fault of the current owner” and the addition was completed prior to the Town realizing the proposed addition didn’t meet code. Per Town Code, the NRBD zoning designation is intended “to permit limited retail, personal and office uses within residential area. Within this district, business uses of a size, appearance and type which are compatible with residential uses may coexist in close proximity with dwellings.” Uses permitted in the NRBD district include single-family and two-family dwellings, “Coffee shop, bakery shop, confectionary shop, donut shop, sub shop, pizza shop,

delicatessen and the like, provided the products prepared or processed on the premises shall be sold only at retail and only at the premises”, Restaurant (except drive-in service or drive-through service), Boutiques and specialty retail shops, including book shop, card shop, gift shop, video shop, newspaper and magazine shop, drugstore, stationery shop, arts and crafts shop and the like, Barbershop, beauty shop and other similar personal service shops (except tattoo parlors), and Banks and credit unions.

Per Town Code, a section detailing “prohibited uses” in NRBD includes “A building used for business purposes, or that part of a building which is used for business purposes, with a total horizontal area on all floors in excess of 3,000 square feet measured along the outside faces of exterior walls. Any variance to this size restriction shall be considered a use variance.”

Per a chart provided by the Town, the building will be 3,335 sf. Per the Project Description, the applicant has budgeted \$300,000 toward site improvements.

The criteria for evaluating a requested use variance were not listed or addressed.

Current Zoning: Per the Town Zoning Map dated 2022, the four-parcel triangle where the site is located is zoned NRBD with residential districts to the north and expansive areas to the west and south are zoned Agricultural (A) and Agricultural Residential (AR-40).

The NRBD district is the only zoning district within close proximity to the site that allows Restaurant uses.

Stormwater: Per the Environmental Assessment Form (EAF) (undated), zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal.

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 no changes are proposed.

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

Wastewater: The proposal includes connecting both the existing building and the addition to public sewers.

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

Plants/Animals: The site may contain the Indiana bat or Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no

wooded areas on the site.

Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)
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*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-109

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 Lysander Planning Board at the request of Joshua Reynolds / Angry Pig for the property located 2935 Lamson 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 Pendergast Road (Route 189), Lamson Road (Route 29), and West Bridge St/Old Lamson Road (Route 29), all county highways; and

WHEREAS, the applicant proposes a site plan to bring an existing restaruant located on a 1.14-acre parcel in a Neighborhood Residential Business (NRBD) zoning district into compliance; and

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

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

The applicant and Town must coordinate with the Onondaga County Departments of Water Environment Protection (WEP) and Health (OCHD), regarding wastewater service to the site and ensure any necessary approvals are in place prior to local approval for any expansion of service. If the site requires a public sewer extension to connect, then the extension of public wastewater infrastructure must be approved by the WEP and OCHD prior to, or as a condition of, municipal approval.

The Town and applicant are encouraged to consider potential noise and possible odor impacts of the proposal to host concerts on site and outdoor cooking and consider limits or buffers for the benefit of nearby residential parcels.

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

Case Number: Z-26-109
Type of Action: SITE PLAN
Applicant: Joshua Reynolds / Angry

RelatedCases: Z-26-108

Referring Board: Town of Lysander Planning Board

Date Received: 4/29/2026

30-Day Deadline: 5/29/2026

Located: 2935 Lamson Road

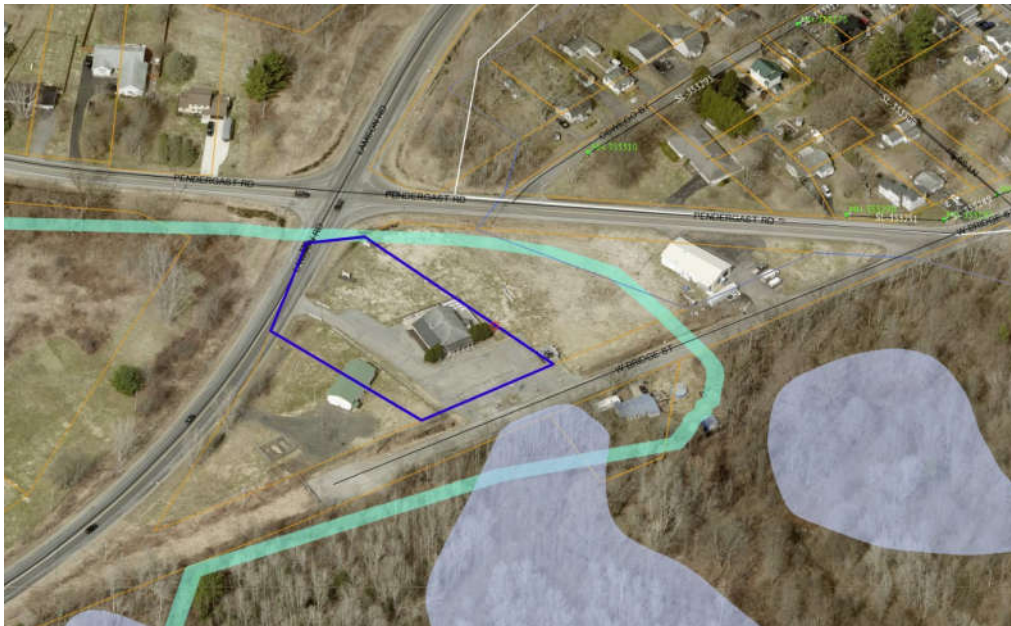
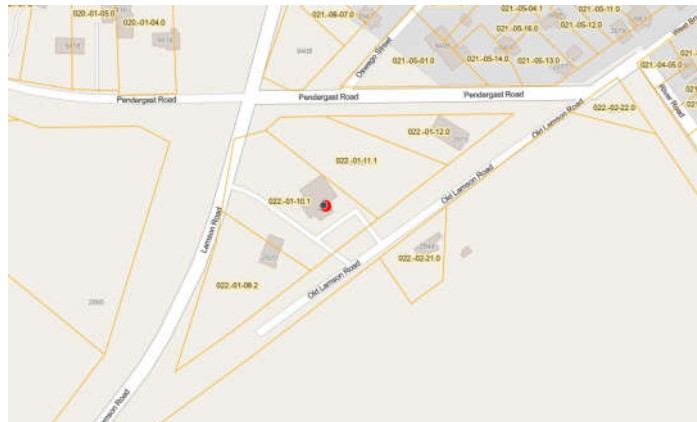
Tax Map Id: 022.-01-10.1

JURISDICTION:

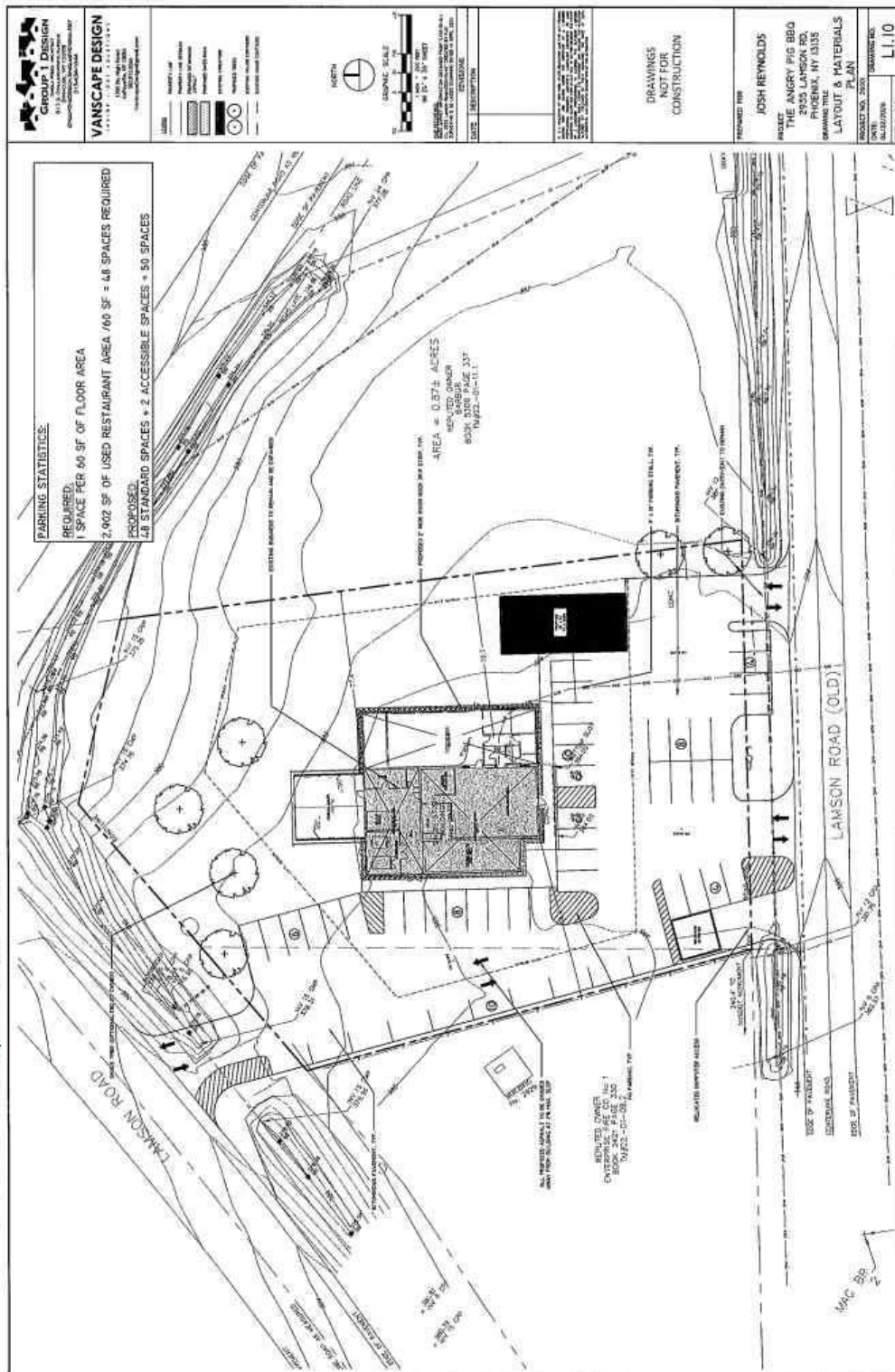
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Pendergast Road (Route 189), Lamson Road (Route 29), and West Bridge St/Old Lamson Road (Route 29), all county highways

Summary:

the applicant proposes a site plan to bring an existing restaruant located on a 1.14-acre parcel in a Neighborhood Residential Business (NRBD) zoning district into compliance



Z-26-108, Z-26-109



STAFF REVIEW:

Concurrent Reviews:	Use variance referral (Z-26-108) to allow a restaurant in a NRBD zoning district.
Location:	The site located in a rural part of Lysander, west of the Oswego River. Large vacant wooded parcels are to the west and south and low to medium density housing along majors roads are to the north and east. The site is one of four parcels on a triangular piece of land, defined by roadways Lamson Road, Pendergast Road, and West Bridge Street/Old Lamson Road, all county roads. The site contains a restaurant building with an asphalt parking lot along two sides.
Access:	The site has an existing driveway to Lamson Road and unrestricted access to West Bridge Street. Per the Layout & Materials Plan dated 4/22/26, the West Bridge Street/Old Lamson Road access will be formalized into two full-access driveways separated by a planting island and parking. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road and West Bridge Street must meet Department requirements.
Proposed Site Layout:	The applicant is seeking to establish their popular food truck business in an existing restaurant building. Per the interior plan provided by the Town, renovations to the site include removing a 120 sf mechanical room and constructing an 1150 sf addition to expand the indoor seating capacity, adding two new bathrooms, and completion of a new outdoor seating area. The resulting building will be 3,338 sf. The Layout Plan shows the addition of new pole barn in the eastern corner of the parking lot, presumably the proposed 30'x30' pavilion for outdoors events. Per the narrative, improvements include updating the restaurant space and equipment, electrical and plumbing updates, new smoker equipment, and interior renovations.
Parking:	The asphalt parking lot will be repaved, resulting in 50 parking spaces on site. The square footage of the parking lot will not change.
Variances:	Per the referral notice, Town Code “which was not in effect when the restaurant initially opened” requires restaurant structures in the NRBD district to not exceed 3,000 sf. “A building permit has been issued through no fault of the current owner” and the addition was completed prior to the Town realizing the proposed addition didn’t meet code. Per Town Code, the NRBD zoning designation is intended “to permit limited retail, personal and office uses within residential area. Within this district, business uses of a size, appearance and type which are compatible with residential uses may coexist in close proximity with dwellings.” Uses permitted in the NRBD district include single-family and two-family dwellings, “Coffee shop, bakery shop, confectionary shop, donut shop, sub shop, pizza shop,

delicatessen and the like, provided the products prepared or processed on the premises shall be sold only at retail and only at the premises”, Restaurant (except drive-in service or drive-through service), Boutiques and specialty retail shops, including book shop, card shop, gift shop, video shop, newspaper and magazine shop, drugstore, stationery shop, arts and crafts shop and the like, Barbershop, beauty shop and other similar personal service shops (except tattoo parlors), and Banks and credit unions.

Per Town Code, a section detailing “prohibited uses” in NRBD includes “A building used for business purposes, or that part of a building which is used for business purposes, with a total horizontal area on all floors in excess of 3,000 square feet measured along the outside faces of exterior walls. Any variance to this size restriction shall be considered a use variance.”

Per a chart provided by the Town, the building will be 3,335 sf. Per the Project Description, the applicant has budgeted \$300,000 toward site improvements.

The criteria for evaluating a requested use variance were not listed or addressed.

Current Zoning: Per the Town Zoning Map dated 2022, the four-parcel triangle where the site is located is zoned NRBD with residential districts to the north and expansive areas to the west and south are zoned Agricultural (A) and Agricultural Residential (AR-40).

The NRBD district is the only zoning district within close proximity to the site that allows Restaurant uses.

Stormwater: Per the Environmental Assessment Form (EAF) (undated), zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal.

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 no changes are proposed.

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

Wastewater: The proposal includes connecting both the existing building and the addition to public sewers.

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

Plants/Animals: The site may contain the Indiana bat or Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no

wooded areas on the site.

Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).
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*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-26-110

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Robert Loring for the property located 519 First Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and

WHEREAS, the applicant proposes to construct a garage and demolish and rebuild the rear decks and porches on an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district; and

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

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

Given the proximity and visibility to the highly utilized Onondaga Lake Park, as well as the presence of floodplains and saturated soil conditions in this area, the Onondaga County Parks Department requests additional information regarding the design, setbacks and function of stormwater management accommodations, particularly as it pertains to the swale and any runoff being directed into the floodplain or onto County owned lands. The Village must ensure Parks Department requirements are reflected on the proposed site plan prior to, or as a condition of, local approval.

1. The Village is encouraged, at minimum, to require a landscaped buffer to shield rear parking from view from the adjacent parklands. Landscaping will also assist in absorption of stormwater in this sensitive area.
2. The Parks Department advises that contractor access to the site via the recreational trail will not be permitted, due to soil conditions and the presence of underground utilities in the area.

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

Case Number: Z-26-110
Type of Action: SITE PLAN
Applicant: Robert Loring

Related Cases:

Referring Board: Village of Liverpool Planning Board

Date Received: 4/29/2026
30-Day Deadline: 5/29/2026

Located: 519 First Street

Tax Map Id: 005.-09-15.0

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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility

Summary:

the applicant proposes to construct a garage and demolish and rebuild the rear decks and porches on an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-26-22, Z-26-23) to demolish an existing rear deck and to construct a new rear addition and 4-car garage. Site plan referral (Z-25-237) for an earlier version of this referral. The Board advised the applicant to coordinate plans with the Onondaga County Parks Department, particularly as it pertains to stormwater mitigation. The Board also encouraged the Village to require detailed plans for the proposal that show the scale of the construction, mitigation of steep slopes, drainage mitigation, and other important details, encourage a landscaped buffer between the site and adjacent parklands, and advised that contractor access via the adjacent park would not be permitted.
Location:	The site is a multi-family house in the Village of Liverpool, abutting Onondaga Lake Park, a county park, along a highly used trail and visible from that trail. The site has an 18'-wide driveway to First Street. The site's driveway is located in the Village right-of-way which, per aerial imagery, is consistent with many of the houses on this block. The site has a substantial slope to the rear of the property.
Proposed Site Layout:	The applicant proposes demolition of a rear addition and decks and reconstruction of the rear two-story addition. The proposal includes construction of a 3-car garage behind the house, to be attached to the main house by a breezeway. Per the Site Plan dated 4/13/26, the driveway will be extended along the eastern side of the house to a rear asphalt area. Per the referral materials, the changes to the driveway have already been approved by the Village. Per the Elevations SK-3 dated 4/2/26, the applicant is proposing two different options for the garage, a one-story garage to be topped by a deck, or a multi-story garage.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/7/26, stormwater will "go into rainbarrels and or will be directed into a swell [swale] in middle of the property pre approved for driveway. The driveway will be semipermeable as well. Stone has been down for 8month with no water run off." The Site Plan shows a swale will be constructed between the proposed garage and the western site boundary. A retention area is also shown to the rear of the garage/asphalt area. In the plans, the swale and retention area do not appear connected.
Other:	Changes from previous referrals include repositioning the proposed garage so entry will be from the side and not the rear of the structure, allowing the asphalt area to be located along the side of the garage.
Floodplain/Flood way:	FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain for Onondaga Lake, which may require avoidance or elevation of structures and other mitigation. Per the Site Plan, the approximate AE Flood Line is located to the rear of the proposed work and retention area.
Drinking Water:	The site is served by public drinking water. It is not clear if any 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 is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas. It is not clear if any 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>

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper). The site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, Northern Long-eared bat, and Straight-leaved pondweed, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.

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

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

OCPB Case # Z-26-111

- 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 103 Bennet 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 NYS Route 5, a state highway, and Bennett Road and Milton Avenue (Route 190) both county highways; and
- WHEREAS, the applicant is proposing to amend Local Law No. H of 2026 ("A Local Law Amending the Zoning Map of the Town of Camillus to Change the Zoning Designation of Certain Property Zoned commercial (C-3) District to Billboard Overlay (BO) District") on a 1.22-acre parcel; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Per the NYS Department of Transportation (NYSDOT), off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYSDOT, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

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

Case Number: Z-26-111
Type of Action: ZONE CHANGE
Applicant: Town of Camillus

Related Cases:

Referring Board: Town of Camillus Town Board

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

Located: 103 Bennet Road

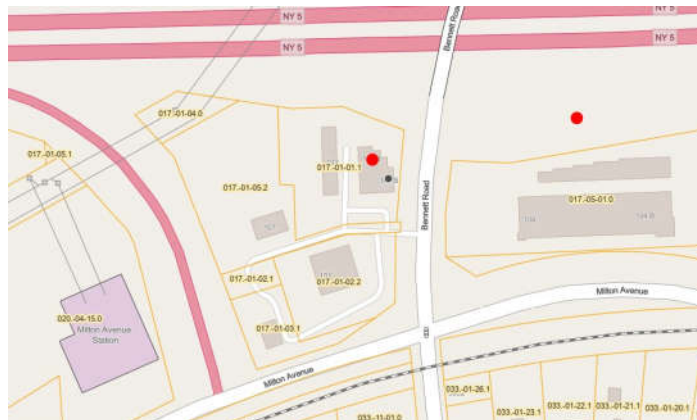
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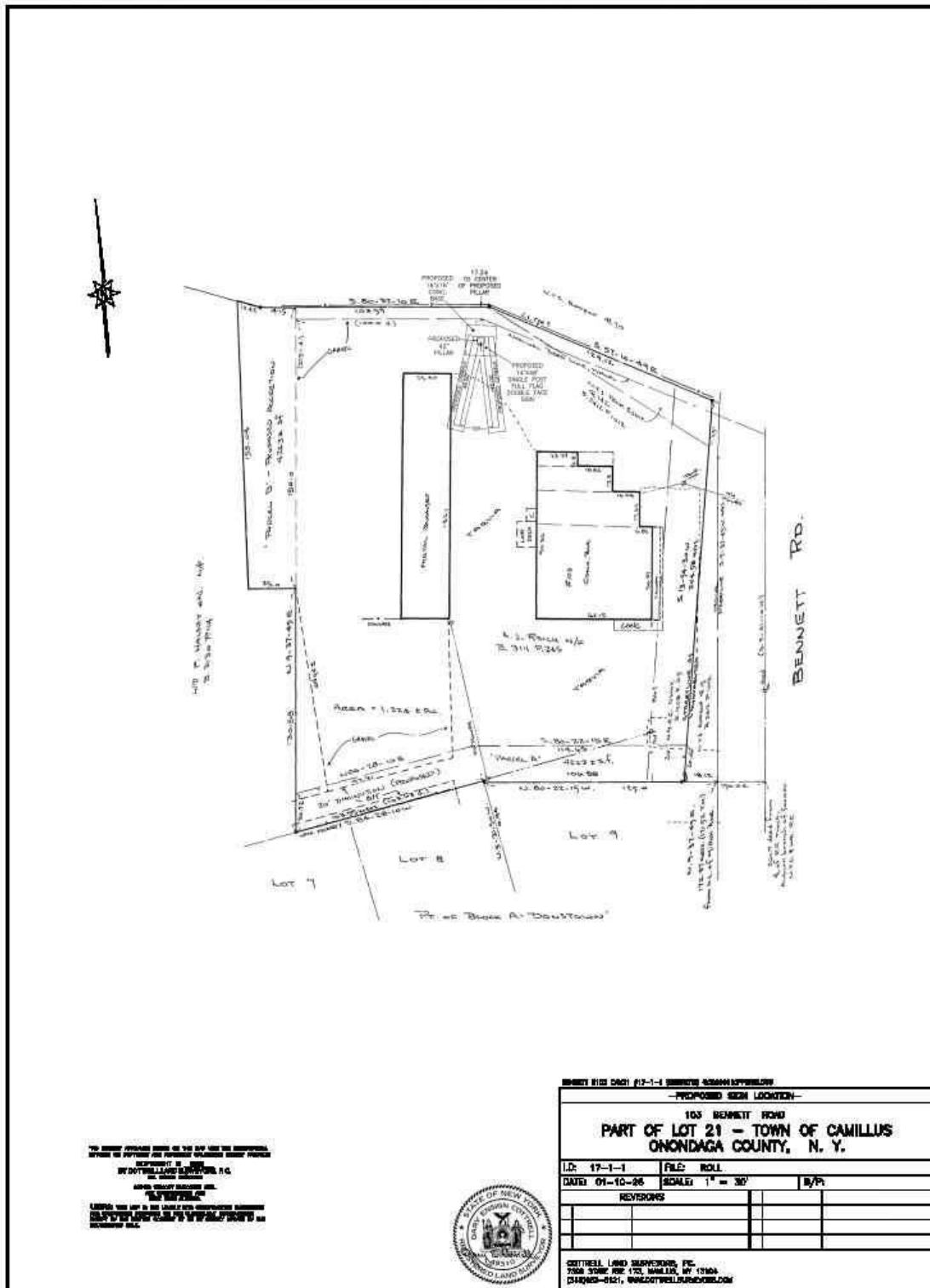
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of NYS Route 5, a state highway, and Bennett Road and Milton Avenue (Route 190) both county highways

Summary:

the applicant is proposing to amend Local Law No. H of 2026 ("A Local Law Amending the Zoning Map of the Town of Camillus to Change the Zoning Designation of Certain Property Zoned commercial (C-3) District to Billboard Overlay (BO) District") on a 1.22-acre parcel





STAFF REVIEW:

Location:	The site is located along Bennett Road, on a commercial parcel between NYS Route 5 and Milton Avenue. The site contains both the Mixing Bowl restaurant and Mowers Plus service & repair and adjacent to Pete Kitt's Automotive Sales & Service.
Existing Site Layout:	The restaurant is located along the Bennett Road frontage with the engine repair business to the rear. Formal parking is located along the southern side of the restaurant.
Access:	Both the site and the adjacent auto sales site are accessed via a full-access driveway to Bennett Avenue, a county road. No changes are proposed at this time. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Bennett Road must meet Department requirements.
Proposed Zoning:	The applicant is proposing applying the Billboard Overlay (BO) zoning designation to the existing commercial property located in a Commercial (C-3) zoning district. Per the Town Code, the Overlay Billboard District is intended to mitigate potential adverse aesthetic effects of outdoor off-premises advertising. Once the overlay is applied to the site, the billboard will require a special permit.
Proposed Site Layout:	Per the Proposed Sign Location 103 Bennett Road map dated 1/10/26, the applicant is proposing installation of a 14'x48' double-faced billboard, mounted on a 50'-high monopole at the northern parcel boundary. The billboard will be viewable from NYS Route 5. It is not stated whether this would be a digital billboard, but in the billboard schematics by RMG Outdoor Inc dated 12/15/25, it's noted the billboard will be "LED Ready". ADVISORY NOTE: Per New York State, off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.
Other:	Per the NYS Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment. Regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations.
Waterbodies:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-112

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of AT&T Mobility for the property located 7200 Henry Clay Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Henry Clay Boulevard (Route 45), Bear Road (Route 191) and West Taft Road (Route 51), all county highways; and

WHEREAS, the applicant is requesting a special permit to construct a 114' public utility (Cell Tower) on the same site as a public safety facility on a 3.6-acre parcel in a Government zoning district with a Highway Overlay Type B; 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:

Per the Onondaga County Water Authority, Engineering Department (OCWA), the municipality must ensure that no construction of permanent structures occurs which may encroach or impact the county water easement or affect the county infrastructure. The applicant must contact the OCWA Engineering Department regarding the proposed work adjacent to their easement. Any proposed related disturbance within or adjacent to the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

The applicant and Town are encouraged to retain as much of the existing tree cover as possible and install landscape screening between the proposed lease area and the West Taft Road frontage as needed.

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

Case Number: Z-26-112
Type of Action: SPECIAL PERMIT
Applicant: AT&T Mobility

Related Cases:

Referring Board: Town of Clay Town Board

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

Located: 7200 Henry Clay Boulevard

Tax Map Id: 106.-04-07.2

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 Henry Clay Boulevard (Route 45), Bear Road (Route 191) and West Taft Road (Route 51), all county highways

Summary:

the applicant is requesting a special permit to construct a 114' public utility (Cell Tower) on the same site as a public safety facility on a 3.6-acre parcel in a Government zoning district with a Highway Overlay Type B



Z-26-112

STAFF REVIEW:

Past Board Reviews:	Site plan and area variance referrals (Z-17-17, Z-17-18) to construct and reduce setbacks for a proposed addition to the Moyers Corners Volunteer Fire Department. The Board offered comments regarding the proposed layout of the site including the applicant is required to coordinate access with the Onondaga County Department of Transportation (OC DOT) and provide a Stormwater Pollution Prevention Plan (SWPPP) or drainage report and lighting plan to the Department, advising the concrete pad areas needed to be located outside of the County right-of-way, and encouraging the reduction of impermeable surfaces.
Location:	The site is located in a heavily traveled suburban location with a mix of nearby land uses including industrial, commercial and residential. An Onondaga County Water Authority (OCWA) water tower is located on the adjacent parcel to the north.
Existing Site Layout:	The site is the location of the Moyers Corners Volunteer Fire Department and contains a fire department building at the center of the western portion of the site, surrounded by parking lots. Per aerial imagery, the eastern portion of the site is covered by trees and shrubs.
Access:	The site has two full access driveways to Henry Clay Boulevard and one full access driveway to West Taft Road, both county roads. Access to the proposed cell tower will come from a 20'-access drive to be internally connected to the site's existing West Taft Road driveway. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard and West Taft Road must meet Department requirements.
Proposed Site Layout:	The applicant is seeking a special permit to allow construction of a Cingular Wireless (ATT) telecommunications tower on the eastern portion of the site. Per the Boundary and Topography Plan dated 4/25/25, the proposed 114-high communications tower will be located between the fire station and the West Taft Road frontage. A 10,000 sf leased area will be contained by fencing. Per the Compound Plan dated 5/20/25, the tower will be located at the center of the leased area with equipment to be located near the eastern side of the pole, including equipment boxes and a 20 kw diesel generator. Underground power and fiber conduits will be located under the access road will, connecting the leased area to a utility pole. Three additional areas within the leased area are outlined and labeled "Reserved for Future Wireless Telecommunication Provider."
Easements:	Per the Boundary and Topography Plan, 60'-wide and 99'-wide OCWA permanent easements crosses the northeast corner of the site. A 30'-40'-wide access/utility easement occurs along the southern boundary of the site, in the location of an internal driveway. It appears none of the proposed work will occur within easements, but the fall zone for the proposed tower could encroach on the OCWA easement. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA

easements/rights-of-way, 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.

Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/23/26, 0.29 acres of the site will be disturbed by the proposed project and the proposed tower will not result in an increase in stormwater runoff. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Other:	The site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed. The site is located in the Wetzel Road Wastewater Treatment Plant and Floradale and Liverpool Pump Stations service areas.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734125, 734065) 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). 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-26-113

- 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 Laura Cassalia for the property located at Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool;; and
- WHEREAS, the applicant proposes to construct a new commercial building with (3) quick service restaurants and a gasoline facility on a 6.77-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the submitted site plan and traffic study. Any mitigation as may be determined by the department must be reflected on the project plans prior to municipal approval.
2. A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering the Thruway as a result of this construction will be permitted. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.
3. The applicant must submit lighting plans to both the Onondaga County Department of Transportation and the New York State Thruway Authority. Any mitigation as may be determined by either agency must be reflected on the project plans prior to municipal approval.
4. The applicant and municipality must continue to coordinate with the Onondaga County Departments of Water Environment Protection (WEP) regarding extension of public sewer infrastructure to serve the site. WEP notes that current limitations on acceptance of new flow and a related multi-year upgrade to the Woodard Pump Station, now in progress, may delay the Department's capacity assurance approval for the project.

WEP and the Onondaga County Health Department (OCHD) require the applicant to submit an

adequate wastewater disposal plan for the site and show approved infrastructure on the final site plan.

1. As this project is intended to include higher-density housing, a mix of hotel and retail/restaurant uses, and is in proximity to transit service, nearby Village neighborhoods and job centers, the applicant and Town are advised to require sidewalks extending to and along road frontages to the extent practicable. Installation of enhanced bus stop infrastructure serving the Oswego Road corridor is also encouraged, in coordination with CENTRO.

2. The applicant and municipality must continue to coordinate with the Onondaga County Departments of Water Environment Protection (WEP) regarding extension of public sewer infrastructure to serve the site. WEP notes that current limitations on acceptance of new flow and a related multi-year upgrade to the Woodard Pump Station, now in progress, may delay the Department's capacity assurance approval for the project.

WEP and the Onondaga County Health Department (OCHD) require the applicant to submit an adequate wastewater disposal plan for the site and show approved infrastructure on the final site plan.

3. The New York State Thruway Authority advises that all noise mitigation shall be the sole responsibility of the owner, any proposed project must maintain delineation between NYSTA right-of-way and project site, and all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>.

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

Case Number: Z-26-113
Type of Action: AREA VARIANCE
Applicant: Laura Cassalia

Related Cases: Z-26-124

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 5/1/2026
30-Day Deadline: 5/31/2026

Located: at Oswego Road

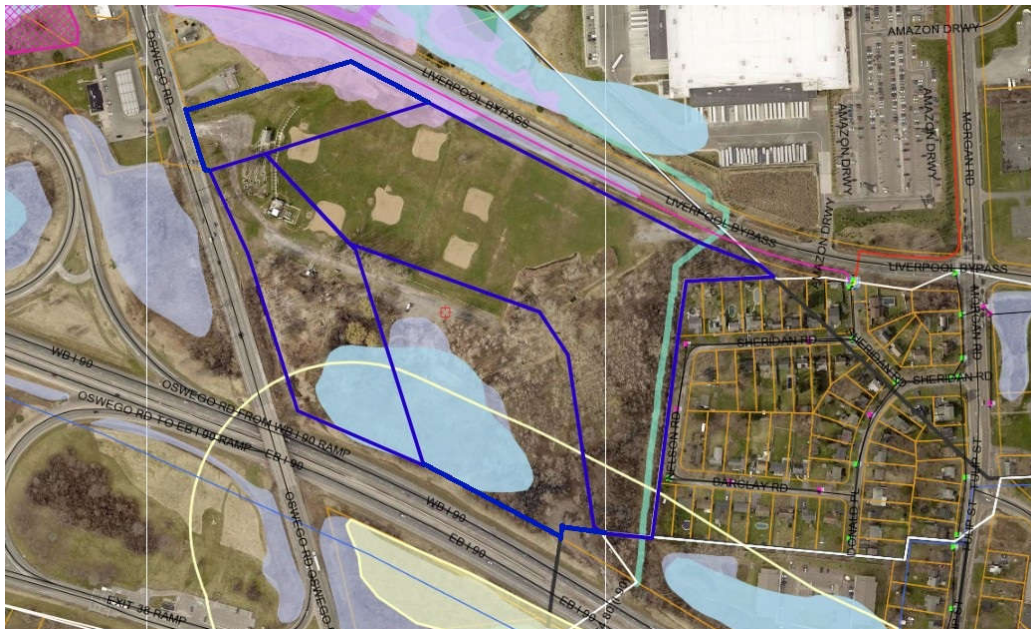
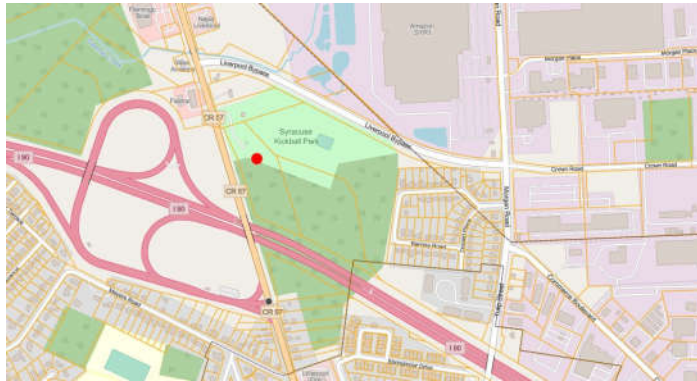
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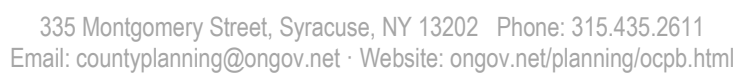
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool;

Summary:

the applicant proposes to construct a new commercial building with (3) quick service restaurants and a gasoline facility on a 6.77-acre parcel in a Planned Unit Development (PUD) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-23-298) to construct 300 apartment units on the residential portion of the site. Zone change referral (Z-23-149) to change the site to a Planned Unit Development (PUD). The Board recommended Modification, advising the applicant must coordinate with the Onondaga County Department of Transportation (OCDOT) and a drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) along with a lighting plan must be submitted to OCDOT and the NYS Thruway Authority (NYSTA). The Board encouraged constructing a sidewalk network throughout the site along with installing bus stop infrastructure in coordination with CENTRO, encouraging coordination with the Onondaga County Department of Water Environment Protection (WEP), and advising that per NYSTA, all noise mitigation shall be the responsibility of the owner.
Concurrent Reviews:	Special permit referral (Z-26-124) to operate a gasoline service facility.
Location:	The site is located between the NYS Thruway, Oswego Road (County Route 57), and the Liverpool Bypass (County Route 88). An apartment complex, a single-family neighborhood, and an Amazon distribution facility surround the site. The easternmost corner of the site is located in the Town of Clay - this review shall satisfy County Planning Board review referral for both municipalities.
Existing Site Layout:	The Liverpool Bypass Planned Unit Development (PUD) contains four parcels with the northern half containing athletic fields utilized as a kickball park and the southern half being wooded.
Proposed Site Layout:	The Overall Site Layout plan dated 5/23/25 shows five 4-story apartment buildings with 60 units per building totaling 300 apartments, located on the eastern half of the site, with several garage buildings surrounding the apartments and associated parking lots, and a clubhouse and playground. The plan also shows four commercial sites along Oswego Road: 2-acre pad for a 100-room hotel, 1.37 acres for drive-thru and retail, a 1.74-acre pad for a gas station and store-building with drive-thru, and a 1.65-acre commercial site.
(cont'd):	The current referral pertains to the gas station site. Per the Variance Narrative dated 1/9/26, the site will be developed into a gas station and Circle K with three "quick-service restaurant tenants (QSR)" to be Jimmy Johns, Wendy's, and a third unidentified tenant. Per Site Layout Plan dated 1/6/26, the eight-pump gas station will be located along the road frontage with the Circle K building to the rear. The building will have a drive-thru for the Jimmy Johns at the rear of the building and Wendy's drive-thru along the side. Parking spaces are shown along the southern parcel boundary and in front of the building. A 10'x10' shed will be located in the southeast corner and the dumpster enclosure in the northeast enclosure.
Variances:	The applicant is requesting three variances:

- The three QSR tenants plus gasoline service facility and retail, the Town Code requires 199 parking spaces. The applicant is proposing 53 parking spaces.
- A 4.8' side yard setback to accommodate the dumpster enclosure where Town Code requires 20'.
- Allow a 6.1' side yard setback for the maintenance shed from the required 20'.

Access: The Overall Site Layout Plan shows two proposed private entry roads, from Oswego Road and the Liverpool Bypass.

The Site Layout Plan depicting the subject area and one version of the Overall Site Layout Plan included with the referral materials depict a right-in driveway from Oswego Road into the subject area. Most of the other plans do not depict direct access to the subject area.

No other direct access is shown onto either road. The internal road network provides access to all proposed buildings and parking lots.

Easements: Per the Overall Site Layout Plan, several areas of the southern portion of the parcel are labeled "Former Appropriation by the People of the State of New York". A NYS-owned drainage easement crosses the eastern edge of the site. A drainage easement occurs in the southern portion of the Oswego Road frontage.

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road and Morgan Road have public transit service and bus stops are located adjacent to the site. The Overall Site Layout plan depicts a network of sidewalks along the buildings, parking lots, and along the driveway to Oswego Road and in front of the first two commercial sites. Sidewalks are not depicted along the driveway to Liverpool Bypass or on Oswego Road in front of the subject area and the fourth commercial site.

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/10/25, 1.65 acres of the site will be disturbed by the proposed project and "Stormwater management for the site has been included in the overall PUD development. A SWPPP has been prepared and an eNOI has been submitted for coverage under GP-O-25-001 (SPDES Permit ID NYR11P316)."

Drinking Water: New Town of Clay drinking water service is proposed to serve the site. Per a letter from the Onondaga County Health Department dated 6/18/25, the applicant's Water Supply Improvement Plan to supply Town water to the site has been approved.

Wastewater: There is no existing public wastewater service to the site and a new connection to public sewers is proposed. The site is located in the Wetzel Road Wastewater Treatment Plant and Woodard 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>

(cont'd): Previous referrals for this PUD included the comment noting that per the Onondaga County Department of Water Environment Protection (WEP), the Woodard Pump Station is currently at capacity and is not able to accept any additional flow at this

time. WEP is currently pursuing a multi-year project to increase station capacity. The applicant and Town were advised to coordinate with WEP regarding extension of public sewer infrastructure to serve the site.

Per WEP the Woodard Pump Station upgrade project is anticipated to be completed in two years. These upgrades may continue to delay the Department's capacity assurance approval for the project.

Wetlands:	GIS mapping shows the southern portion of the site may contain state and federal wetlands. Wetland boundaries are not depicted in the plans nor discussed in the EAF. The fourth commercial site and the southern portion of the residential area may encroach on the wetlands. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Floodplain/Flood way:	FEMA Flood Insurance Rate Maps (FIRM) and submitted plans show an area of floodplain along the Liverpool Bypass. The Overall Site Layout Plan shows a proposed entry road and a portion of the hotel development pad to encroach into the floodplain, which may require avoidance or elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Plants/Animals:	The site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the Overall Site Plan, it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper). 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-26-114

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of LeMoyne College for the property located at 1419 Salt Springs 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 the municipal boundary between the Town of DeWitt and the City of Syracuse;; and
- WHEREAS, the applicant is proposing the addition of 68 new parking spaces in an existng parking lot on a 102.34-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board encourages the applicant to preserve the aesthetics of this highly visible gateway to campus to the extent practicable. If an alternative location cannot be identified, the Board encourages installation of landscaping and vertical plantings to screen the parking lot from road frontages.

Additionally, the Board encourages accommodations for and use of alternate transportation such as biking and scooters (micro and transit) and busses (mass transit) to alleviate the pressure to convert additional limited campus lands to parking.

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

Case Number: Z-26-114
Type of Action: SITE PLAN
Applicant: LeMoyne College

Related Cases:

Referring Board: Town of DeWitt Planning Board

Date Received: 5/1/2026
30-Day Deadline: 5/31/2026

Located: at 1419 Salt Springs Road

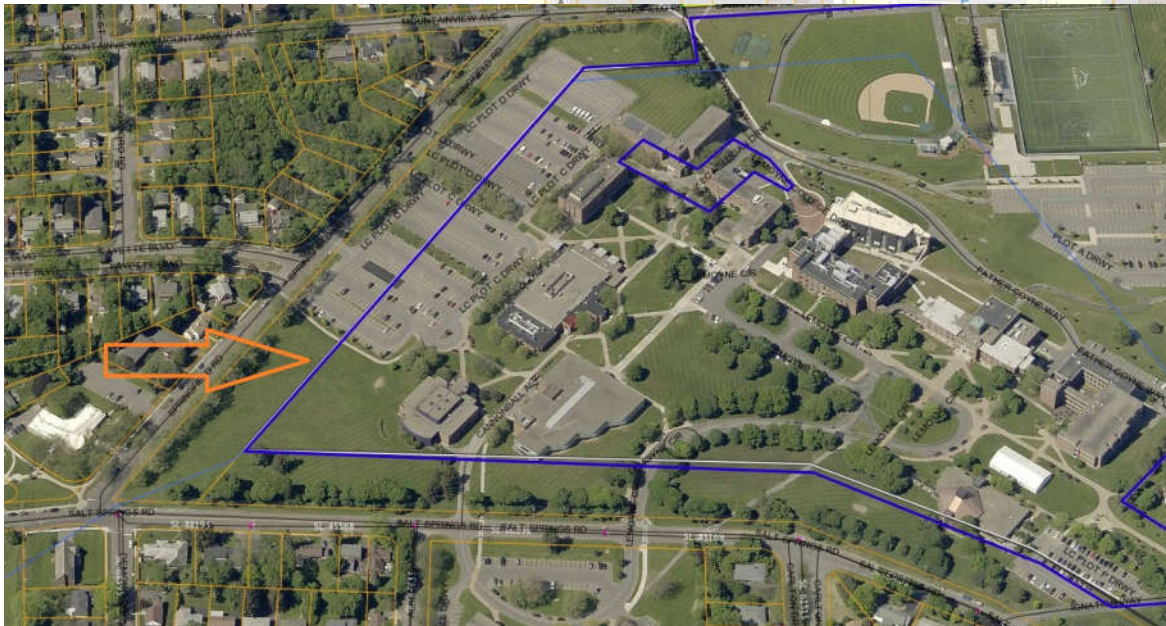
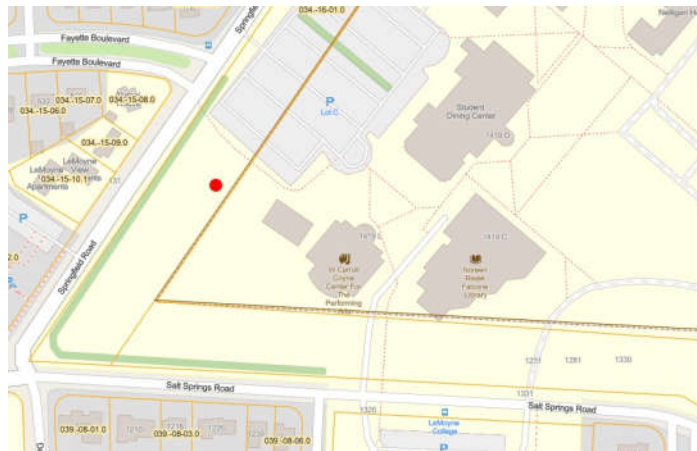
Tax Map Id: 044.-09-01.1

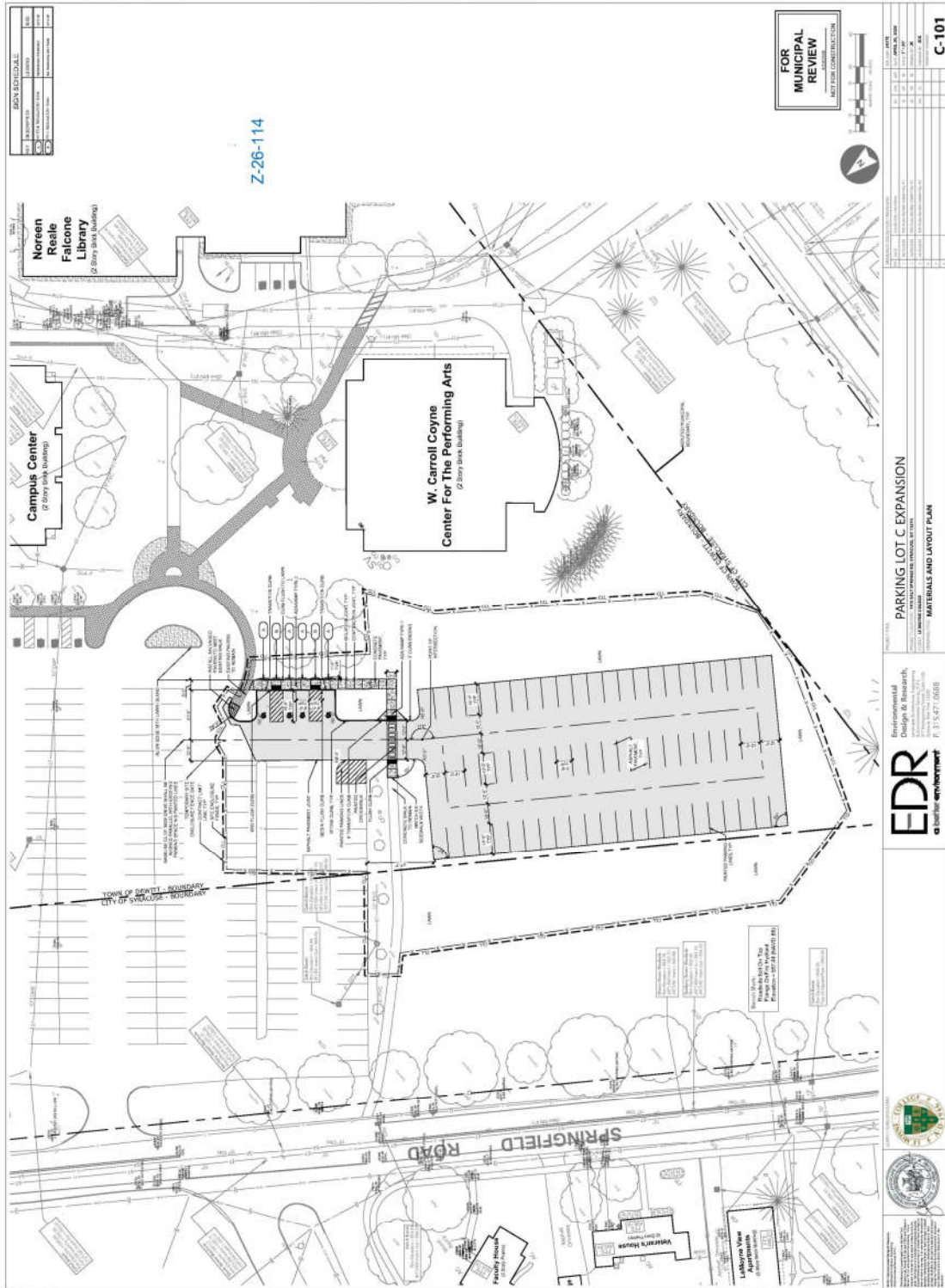
JURISDICTION:

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

Summary:

the applicant is proposing the addition of 68 new parking spaces in an existing parking lot on a 102.34-acre parcel in a Residential (R-2) zoning district





STAFF REVIEW:

Past Board Reviews:	A use variance referral for another parcel located LeMoyne College (Z-24-92). Site plan referrals (Z-21-119, Z-21-120) for modifications to Grewen Hall and the campus quad at Lemoyne College. Site plan referrals (Z-19-107, Z-11-319) to modernize waterline infrastructure along the quad and establishing a new softball field on campus.
Location:	The 100-acre parcel contains a significant portion of the LeMoyne College campus. The college campus is located both in the Town of DeWitt and on the eastern side of the City with the subject parcel located exclusively within the Town of DeWitt. Other surrounding land uses include various residential properties. The subject area is the green space that fronts on the intersection of Springfield Road and Salt Springs Road with significant frontage on each.
Project Detail:	The applicant is proposing a 68-space expansion of the existing Parking Lot C. Per the Parking Lot C Expansion Materials and Layout Plan dated 4/23/26, the existing parking lot is a large parking lot located between Springfield Road and campus buildings including the Performing Arts Center and Campus Center. The Materials and Layout Plan shows a small driveway will extend from the southern corner of Lot C, expanding into a rectangular lot.
Landscaping:	There is no landscaping plan included with the referral materials. Trees line both road frontages in this area.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/11/26, 1.24 acres of the site will be disturbed by the proposed project and “stormwater is expected to discharge to the existing stormwater system. Stormwater management design is pending infiltration testing.” A Stormwater Pollution Prevention Plan (SWPPP), prepared by Environmental Design & Research (EDR) dated 4/2026 was included with the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Watersheds:	A portion of the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Plants/Animals:	The site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas in the subject area. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.
Historic	The site or a portion of it is located in or adjacent to an area designated as sensitive

Resources: for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

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

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

OCPB Case # Z-26-115

- 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 Village of Manlius Village Board at the request of Liehs & Steigerwald, Inc. dba Steigs Grillhouse for the property located at 228 E Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of E Seneca Street (Route 173) and Washington Street (Route 92) both state highways; and
- WHEREAS, the applicant is requesting a special permit to construct a patio for outdoor dining under an existing canopy on a .61-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The applicant and Village are encouraged to consider a reduction of asphalt at the front of this highly visible site along with expansion of green space or installation of planting islands to both improve aesthetics and to reduce stormwater runoff and improve stormwater quality.

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

Case Number: Z-26-115
Type of Action: SPECIAL PERMIT
Applicant: Liehs & Steigerwald, Inc.

Related Cases:

Referring Board: Village of Manlius Village Board

Date Received: 5/1/2026
30-Day Deadline: 5/31/2026

Located: at 228 E Seneca Street

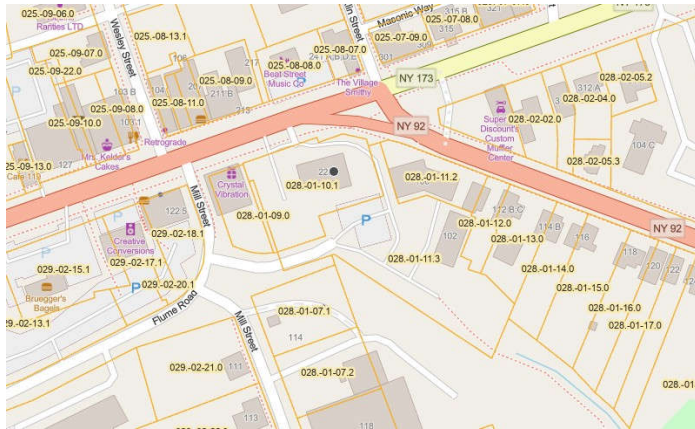
Tax Map Id: 028.-01-10.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of E Seneca Street (Route 173) and Washington Street (Route 92) both state highways

Summary:

the applicant is requesting a special permit to construct a patio for outdoor dining under an existing canopy on a .61-acre parcel in a Commercial (C) zoning district



No Map Available

STAFF REVIEW:

Location:	The site is located in the Manlius Village center, at the corner of East Seneca and Washington Streets, in a mix of commercial and residential uses. The site contains a former Key Bank building and drive-thru with a parking lot along the western side. Per aerial imagery, the rear (southwest corner) of the lot contains a small lawn/gravel area with trees.
Project Detail:	The applicant is proposing to operate a restaurant and requests a special permit to convert the former drive-thru area into a covered 44'x32'8" outdoor seating area. Per the Site Plan dated 5/9/25, the outdoor patio will be fenced in. A dumpster enclosure will be constructed in the southwest corner of the site, requiring the removal of one tree.
Parking:	The existing 17-space lot and two ADA spaces at the front of the building will be utilized by the restaurant. Per the Site Plan, 9 additional parking spaces will be created at the rear of the gravel area.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/9/26, no additional stormwater will be created by the changes to the site.
Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	The site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), the applicant is advised to contact the WEP 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.
Other:	The project is within 2,000 feet of multiple sites (IDs: Z734122, Z734147) 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). Impacts to bat species are often associated with tree clearing and from the plans, one tree will be removed by the redevelopment of the site.
Historic	The site is located near the Manlius Village Historic District which is listed on, or has

Resources: been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places

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

OCPB Case # Z-26-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Planning Board at the request of Allied Sign Company for the property located at 3567 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing to install 3 wall signs and a 59 square foot freestanding sign on a 1.88-acre parcel in a Highway Commercial (HC-1) zoning district;; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board reminds the Town and applicant of the following requirements and comments previously provided regarding the proposed restaurant:

1. The site will require a public sewer extension to serve the proposed restaurant. 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.
2. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Given the planning goals for the NYS Route 31 corridor and the new Clay Land Use Study vision, the Board further encourages the extension of sidewalks to and across the frontage of the site and connecting to the building, and relocation of parking to the rear of the building.
4. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales and planting islands, to further reduce stormwater runoff and improve stormwater quality.
5. The applicant is encouraged to improve the site appearance and reduce the visual impact of

parking in the front yard and drive-thru by adding landscaping along the road frontage and around parking lots.

6. The Town and applicant are encouraged to contact CENTRO and incorporate any applicable bus stop infrastructure to serve the site as appropriate.

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

Case Number: Z-26-120
Type of Action: AREA VARIANCE
Applicant: Allied Sign Company

RelatedCases:

Referring Board: Town of Clay Planning Board

Date Received: 5/1/2026
30-Day Deadline: 5/31/2026

Located: at 3567 State Route 31

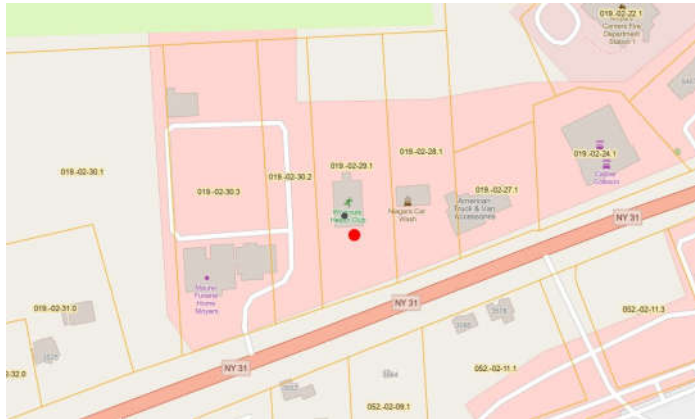
Tax Map Id: 019.-02-29.1

JURISDICTION:

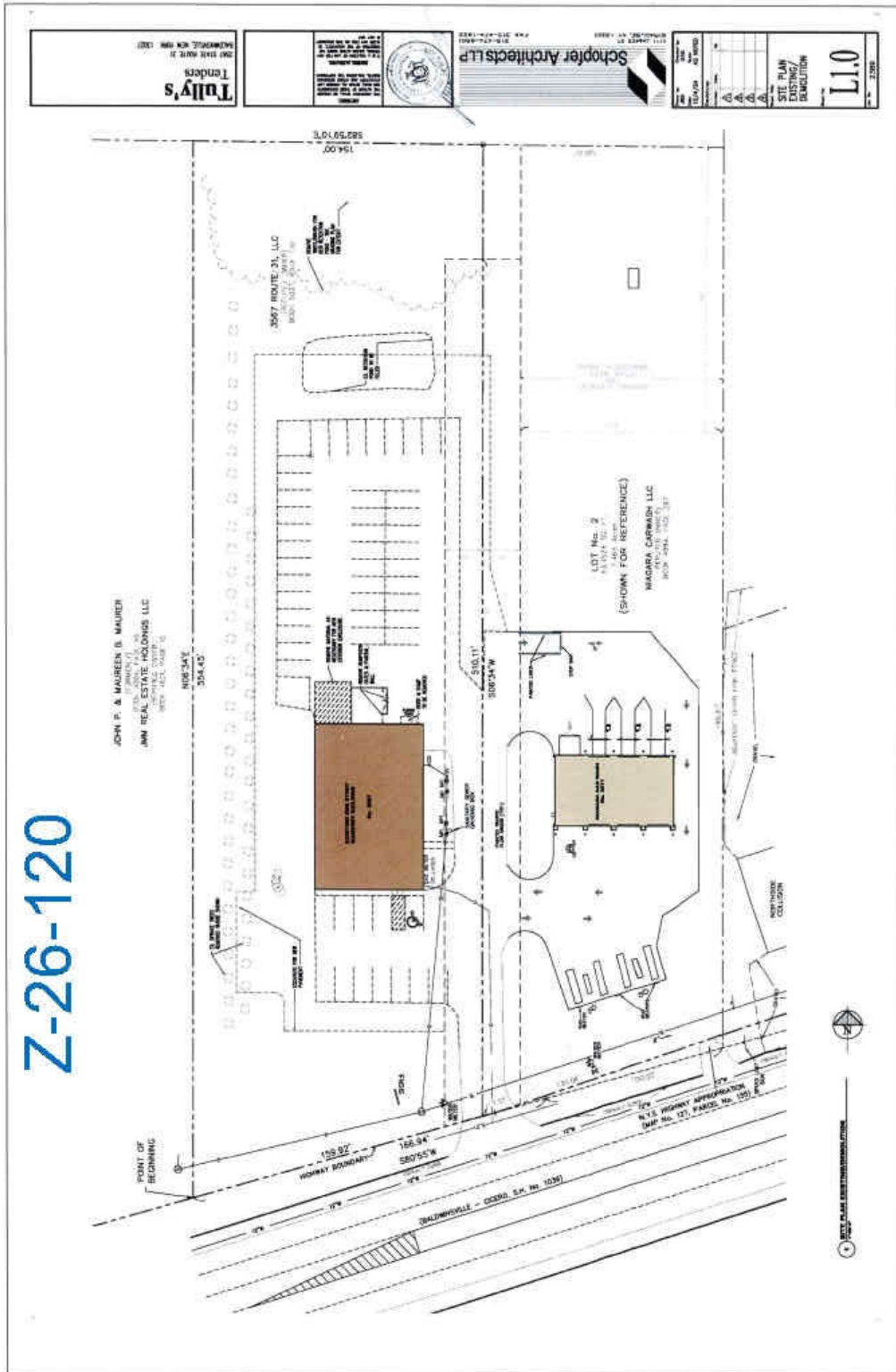
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway

Summary:

the applicant is proposing to install 3 wall signs and a 59 square foot freestanding sign on a 1.88-acre parcel in a Highway Commercial (HC-1) zoning district;



Z-26-120



STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-25-21) and special permit referrals (Z-24-39, Z-24-285) for this proposed restaurant with drive-thru. The Board recommended Modification, advising the applicant must continue to coordinate NYS Route 31 plans with the NYS Department of Transportation (NYSDOT), advising the site would require a sewer extension and to coordinate with the Onondaga County Departments of Health and Water Environment Protection (OCHD, WEP), and to coordinate with the WEP Plumbing Control Division regarding restaurant use of the site. The Board also provided comments encouraging sidewalks to be installed along the road frontage, encouraging green infrastructure on site, and encouraging coordination with CENTRO regarding bus stop infrastructure on site.
Location:	The site is located near the busy Moyers Corners, intersection of NYS Route 31 and Oswego Road (County Route 91). The site is among the commercial businesses along Route 31, adjacent businesses include a car wash, an auto service business, a funeral home, and Hickory Hill Golf Course. The site contains a 5,028 sf building with parking lots at the front and rear. Trees line the western and northern parcel boundaries.
Project Detail:	The applicant is seeking to establish a restaurant with drive-thru in an existing building; per the Proposed Site Plan dated 3/31/25, the applicant will split the building to house the proposed "Tully's Tenders Restaurant" in the western side of the building and a future office tenant on the eastern side. Asphalt will be expanded to connect the existing parking lots, allowing construction of a drive-thru and additional parking on the western side of the building. The proposed work will result in a total of 55 parking spaces; per the Site Plan, the existing driveway occurs equally on the site parcel and the adjacent lot and will be extended on site to provide access to the rear parking lot and the drive-thru entrance at the rear of the parking lot. A sidewalk and crosswalk will be installed for pedestrian connection from the rear parking lot to the building.
Access:	The site shares a driveway to Route 31 with the adjacent business to the east, Niagara Car Wash. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements.
Variances:	The applicant requests an area variance to allow 3 wall signs when 2 is the maximum allowed and to allow a 59 sf freestanding sign when 32 sf is the maximum allowed by Town Code. -Per the Tully's Sign Plan dated 3/25/26, the three wall signs will be internally lit and 57"x93.5". -The freestanding sign will be a 98.5"x60" and mounted on a pole over a 36"x72" electronic message board.
Easements:	Per the Topographic Survey from 2/11/25, a 20'-wide Sanitary Sewer Easement occurs along the site's NYS Route 31 frontage. A 20'-wide ingress/egress easement is located along the eastern property boundary. A 20'-wide drainage easement occurs under the back of the rear parking lot.
Drinking Water:	The site is served by public drinking water and is located in the Town of Clay Uniform Water District.

Wastewater:	The site would require a public sewer extension to serve the property. The site is located in the Wetzel Road Wastewater Treatment Plant service area. ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health. ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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://www.ongov.net/wep/CapacityAssuranceReviews.html. ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) 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 the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service and bus stops are located within 900 feet of the site. Per aerial imagery, east of the site, NYS Route 31 has sidewalks on both sides of the road that terminate approximately 300' from the site.
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). Impacts to bat species are often associated with tree clearing and from the plans it appears that some trees will be removed as part of the proposed project.
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-26-121

- 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 Geddes Zoning Board of Appeals at the request of Northeastern Development 1 LTD Inc. for the property located at 900 & 904 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a commercial building for two businesses on a 9.11-acre parcel in a (Commercial B) Highway Commercial District; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Onondaga County Department of Transportation requires coordination of State Fair Boulevard access between the applicant and the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board encourages the applicant and Town to minimize the impact of this commercial property with extensive parking area by installing landscaping and screening to buffer adjacent residential uses. The applicant is also encouraged to consider options for shared parking with adjacent land uses to minimize land dedicated to parking.

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

Case Number: Z-26-121
Type of Action: SPECIAL PERMIT
Applicant: Northeastern Developme

RelatedCases: S-26-16

Referring Board: Town of Geddes Zoning Board
of Appeals

Date Received: 5/4/2026
30-Day Deadline: 6/3/2026

Located: at 900 & 904 State Fair
Boulevard
Tax Map Id: 023.-13-36.1; 023.-13-36.2

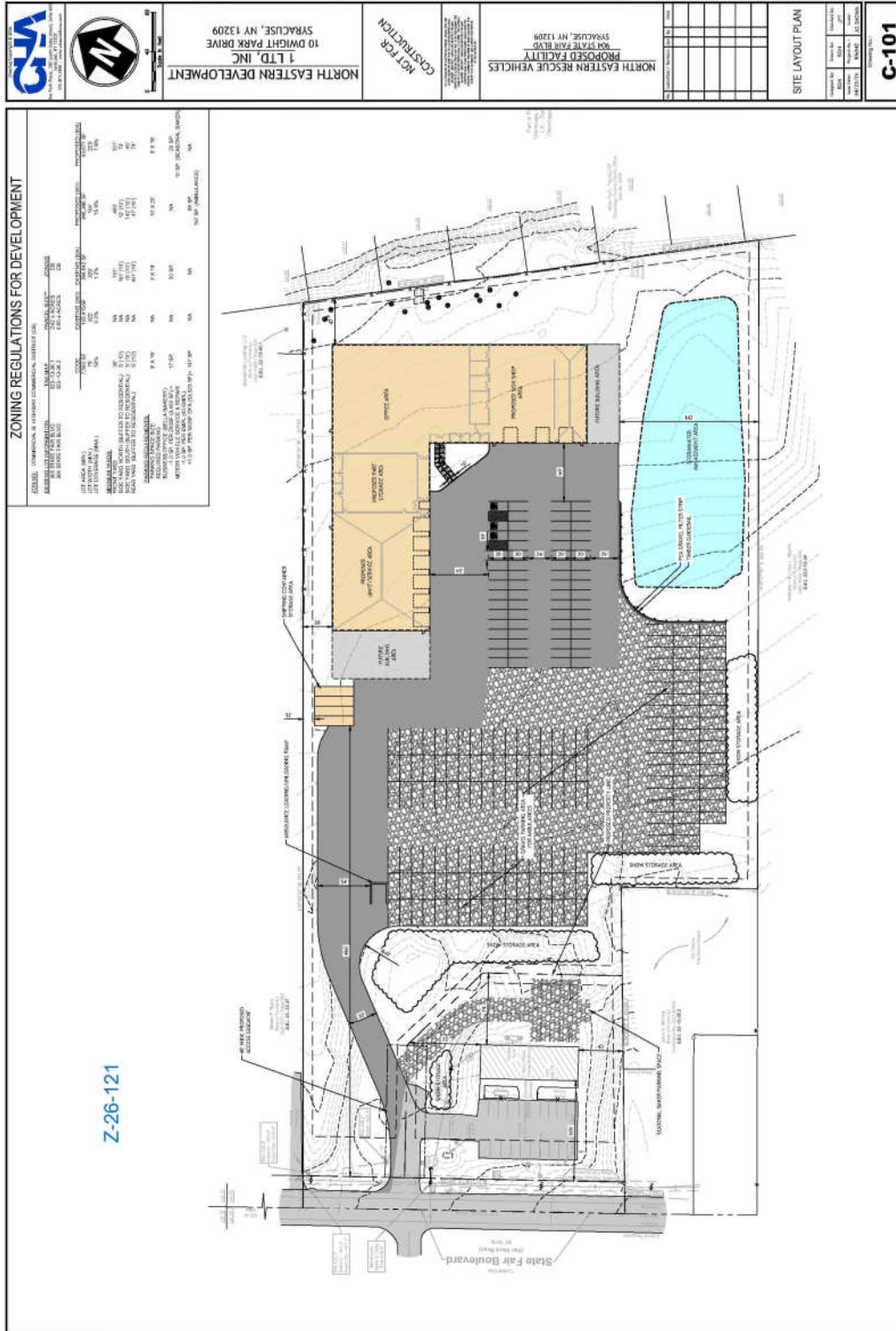
JURISDICTION:

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 State Fair Boulevard (Route 80), a county highway

Summary:

the applicant is requesting a special permit to construct a commercial building for two businesses on a 9.11-acre parcel in a (Commercial B) Highway Commercial District





STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-26-34) to change one of the parcels comprising the site to Commercial B: Highway Commercial District. One parcel had zone change, subdivision, and site plan referrals (Z-16-117, S-26-24, Z-16-118) to construct a three-tenant retail building. The applicant was required to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access and traffic mitigation to the site.
Concurrent Reviews:	Subdivision referral (S-26-16) to create the proposed layout of the site.
Location:	The site is located between State Fair Boulevard (County Route 80) and NYS Interstate 690, in the Lakeland area. The area is characterized by a mix of residential neighborhoods and commercial uses along major roads. The site is located between State Fair Boulevard and Alhan Parkway, a local road. The site contains two parcels, one a vacant landlocked parcel covered by lawn. The other parcel contains a small commercial plaza.
Proposed Site Layout:	The applicant is seeking to construct a building to house his two business, North Eastern Rescue Vehicles (NERV) and Bob's Signs. Per the Site Layout Plan dated 4/23/26, the applicant is proposing construction of an L-shaped building at the rear of the site, fronted by an asphalt parking lot. A large portion of the site will be covered by a gravel parking area for ambulances. A landscaping plan was not included with the referral materials.
Subdivision	Per the 2 Lot Subdivision Lands of TCM Properties, LLC & Maroney dated 4/24/26, the applicant is proposing a lot line adjustment to isolate the existing commercial plaza and a portion of the existing driveway in Proposed Lot 1 (1.00 acre). The remainder of the site (to contain the proposed development) will be Proposed Lot 2 (8.20 acres).
Access:	An existing driveway to State Fair Boulevard will continue to provide access to the whole site. A 30'-wide internal road and proposed 40'-wide access easement will allow connection to the rear building. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/24/26, 8.10 acres of the site will be disturbed by the proposed project. The Grading & Drainage Plan dated 4/23/26, shows stormwater infrastructure to be installed under to parking lot, draining to a subsurface chamber and basin located in the eastern corner of the site. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water will be required for the proposed

commercial building.

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

Wastewater: A new connection to the public sewers will be required for the proposed commercial building. The site is located in the Metropolitan Wastewater Treatment Plant and Lakeside and Westside Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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 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.

Other: The project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

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

OCPB Case # Z-26-124

- 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 Salina Zoning Board of Appeals at the request of Laura Cassalia for the property located at 0 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool; and
- WHEREAS, the applicant is requesting a special permit to operate a gasoline service facility on a 6.77-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the submitted site plan and traffic study. Any mitigation as may be determined by the department must be reflected on the project plans prior to municipal approval.
2. A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering the Thruway as a result of this construction will be permitted. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.
3. The applicant must submit lighting plans to both the Onondaga County Department of Transportation and the New York State Thruway Authority. Any mitigation as may be determined by either agency must be reflected on the project plans prior to municipal approval.
4. The applicant and municipality must continue to coordinate with the Onondaga County Departments of Water Environment Protection (WEP) regarding extension of public sewer infrastructure to serve the site. WEP notes that current limitations on acceptance of new flow and a related multi-year upgrade to the Woodard Pump Station, now in progress, may delay the Department's capacity assurance approval for the project.

WEP and the Onondaga County Health Department (OCHD) require the applicant to submit an adequate wastewater disposal plan for the site and show approved infrastructure on the final site

plan.

1. As this project is intended to include higher-density housing, a mix of hotel and retail/restaurant uses, and is in proximity to transit service, nearby Village neighborhoods and job centers, the applicant and Town are advised to require sidewalks extending to and along road frontages to the extent practicable. Installation of enhanced bus stop infrastructure serving the Oswego Road corridor is also encouraged, in coordination with CENTRO.

2. The applicant and municipality must continue to coordinate with the Onondaga County Departments of Water Environment Protection (WEP) regarding extension of public sewer infrastructure to serve the site. WEP notes that current limitations on acceptance of new flow and a related multi-year upgrade to the Woodard Pump Station, now in progress, may delay the Department's capacity assurance approval for the project.

WEP and the Onondaga County Health Department (OCHD) require the applicant to submit an adequate wastewater disposal plan for the site and show approved infrastructure on the final site plan.

3. The New York State Thruway Authority advises that all noise mitigation shall be the sole responsibility of the owner, any proposed project must maintain delineation between NYSTA right-of-way and project site, and all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>.

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

Case Number: Z-26-124
Type of Action: SPECIAL PERMIT
Applicant: Laura Cassalia

Related Cases: Z-26-113

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 5/11/2026
30-Day Deadline: 6/10/2026

Located: at 0 Oswego Road

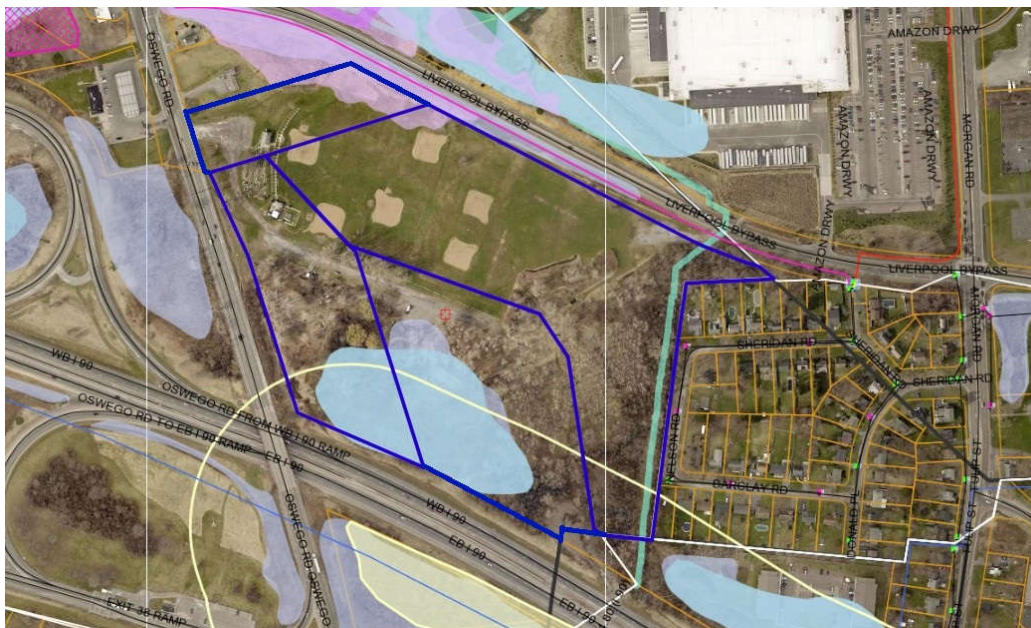
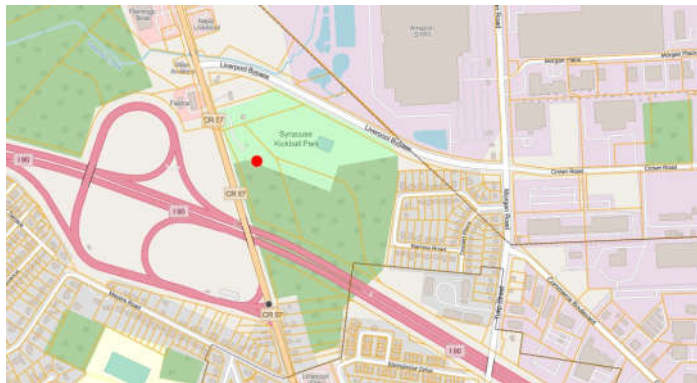
Tax Map Id: 024.-01-36.0

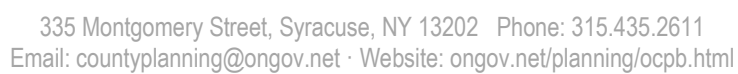
JURISDICTION:

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 Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool

Summary:

the applicant is requesting a special permit to operate a gasoline service facility on a 6.77-acre parcel in a Planned Unit Development (PUD) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-23-298) to construct 300 apartment units on the residential portion of the site. Zone change referral (Z-23-149) to change the site to a Planned Unit Development (PUD). The Board recommended Modification, advising the applicant must coordinate with the Onondaga County Department of Transportation (OCDOT) and a drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) along with a lighting plan must be submitted to OCDOT and the NYS Thruway Authority (NYSTA). The Board encouraged constructing a sidewalk network throughout the site along with installing bus stop infrastructure in coordination with CENTRO, encouraging coordination with the Onondaga County Department of Water Environment Protection (WEP), and advising that per NYSTA, all noise mitigation shall be the responsibility of the owner.
Concurrent Reviews:	Area variance referral (Z-26-113) to allow a reduction in parking and reduction of both side yard setbacks.
Location:	The site is located between the NYS Thruway, Oswego Road (County Route 57), and the Liverpool Bypass (County Route 88). An apartment complex, a single-family neighborhood, and an Amazon distribution facility surround the site. The easternmost corner of the site is located in the Town of Clay - this review shall satisfy County Planning Board review referral for both municipalities.
Existing Site Layout:	The Liverpool Bypass Planned Unit Development (PUD) contains four parcels with the northern half containing athletic fields utilized as a kickball park and the southern half being wooded.
Proposed Site Layout:	The Overall Site Layout plan dated 5/23/25 shows five 4-story apartment buildings with 60 units per building totaling 300 apartments, located on the eastern half of the site, with several garage buildings surrounding the apartments and associated parking lots, and a clubhouse and playground. The plan also shows four commercial sites along Oswego Road: 2-acre pad for a 100-room hotel, 1.37 acres for drive-thru and retail, a 1.74-acre pad for a gas station and store-building with drive-thru, and a 1.65-acre commercial site.
(cont'd):	The current referral pertains to the gas station site. Per the Variance Narrative dated 1/9/26, the site will be developed into a gas station and Circle K with three "quickservice restaurant tenants (QSR)" to be Jimmy Johns, Wendy's, and a third unidentified tenant. Per Site Layout Plan dated 1/6/26, the eight-pump gas station will be located along the road frontage with the Circle K building to the rear. The building will have a drivethru for the Jimmy Johns at the rear of the building and Wendy's drive-thru along the side. Parking spaces are shown along the southern parcel boundary and in front of the building. A 10'x10' shed will be located in the southeast corner and the dumpster enclosure in the northeast enclosure.
Variances:	The applicant is requesting three variances:

- The three QSR tenants plus gasoline service facility and retail, the Town Code requires 199 parking spaces. The applicant is proposing 53 parking spaces.
- A 4.8' side yard setback to accommodate the dumpster enclosure where Town Code requires 20'.
- Allow a 6.1' side yard setback for the maintenance shed from the required 20'.

Access: The Overall Site Layout Plan shows two proposed private entry roads, from Oswego Road and the Liverpool Bypass.

The Site Layout Plan depicting the subject area and one version of the Overall Site Layout Plan included with the referral materials depict a right-in driveway from Oswego Road into the subject area. Most of the other plans do not depict direct access to the subject area.

No other direct access is shown onto either road. The internal road network provides access to all proposed buildings and parking lots.

Easements: Per the Overall Site Layout Plan, several areas of the southern portion of the parcel are labeled "Former Appropriation by the People of the State of New York". A NYS-owned drainage easement crosses the eastern edge of the site. A drainage easement occurs in the southern portion of the Oswego Road frontage.

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road and Morgan Road have public transit service and bus stops are located adjacent to the site. The Overall Site Layout plan depicts a network of sidewalks along the buildings, parking lots, and along the driveway to Oswego Road and in front of the first two commercial sites. Sidewalks are not depicted along the driveway to Liverpool Bypass or on Oswego Road in front of the subject area and the fourth commercial site.

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/10/25, 1.65 acres of the site will be disturbed by the proposed project and "Stormwater management for the site has been included in the overall PUD development. A SWPPP has been prepared and an eNOI has been submitted for coverage under GP-O-25-001 (SPDES Permit ID NYR11P316)."

Drinking Water: New Town of Clay drinking water service is proposed to serve the site. Per a letter from the Onondaga County Health Department dated 6/18/25, the applicant's Water Supply Improvement Plan to supply Town water to the site has been approved.

Wastewater: There is no existing public wastewater service to the site and a new connection to public sewers is proposed. The site is located in the Wetzel Road Wastewater Treatment Plant and Woodard 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>

(cont'd): Previous referrals for this PUD included the comment noting that per the Onondaga County Department of Water Environment Protection (WEP), the Woodard Pump Station is currently at capacity and is not able to accept any additional flow at this

time. WEP is currently pursuing a multi-year project to increase station capacity. The applicant and Town were advised to coordinate with WEP regarding extension of public sewer infrastructure to serve the site.

Per WEP the Woodard Pump Station upgrade project is anticipated to be completed in two years. These upgrades may continue to delay the Department's capacity assurance approval for the project.

Wetlands: GIS mapping shows the southern portion of the site may contain state and federal wetlands. Wetland boundaries are not depicted in the plans nor discussed in the EAF. The fourth commercial site and the southern portion of the residential area may encroach on the wetlands.

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

Floodplain/Flood way: FEMA Flood Insurance Rate Maps (FIRM) and submitted plans show an area of floodplain along the Liverpool Bypass. The Overall Site Layout Plan shows a proposed entry road and a portion of the hotel development pad to encroach into the floodplain, which may require avoidance or elevation of structures and other mitigation.

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

Plants/Animals: The site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the Overall Site Plan, it appears that some trees will be removed as part of the proposed project.

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

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

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>*



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Lysander Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Friday, May 8, 2026
RE: GML Administrative Review - Town-wide
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-107

REFERRING BOARD: Town of Lysander Town Board

DATE RECEIVED: 4/27/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Lysander

LOCATION: Town-wide

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

TAX ID(s):

PROPOSAL: The applicant is proposing Local Law No. 4 of 2026 establishing a temporary six month moratorium on development or construction of data storage facilities within the Town of Lysander. Per the proposed law, Data Storage Facilities “have a high demand for energy, cooling, and water mechanisms, and can result in disturbing noise generation” and the Town Board is recognizing the “potential impact of Data Storage Facilities on the Town’s infrastructure, environment, public health and safety, and community character.”

The moratorium will allow the Town “sufficient time to study and address any concerns, including, but not limited to, zoning, environmental impacts, public safety, and economic implications resulting from Data Storage Facilities, code provisions and comprehensive plan provisions in relation to same.”

During the moratorium, “no applications for Data Storage Facilities shall be accepted by any board with appropriate authority in the Town, including the Town

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

Board, Planning Board, and Zoning Board of Appeals.”

Relief from the proposed moratorium may be sought by application to the Town Board, through the Town Clerk.

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

RECOMMENDATION: No Position



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, May 8, 2026
RE: GML Administrative Review - at 819-825 Burnet Avenue and Mather Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-116

REFERRING BOARD: City of Syracuse Zoning Administration

DATE RECEIVED: 5/1/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Giovanni LaFace and Robert Abbott

LOCATION: at 819-825 Burnet Avenue and Mather Street

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway

TAX ID(s): 029.-14-28.0

PROPOSAL: The applicant is proposing to add a dwelling unit to an existing 11-unit apartment building and complete renovations on a 0.27-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district. The site contains a three-story apartment building along Burnet Avenue with an asphalt parking lot to the rear with access from Mather Street, both local roads. Per the application, interior renovations include new mechanical equipment, plumbing, HVAC, and electrical updates, replacing interior dry walls and ceilings, new plumbing fixtures, and floor coverings. Exterior changes include new roofing, new windows and vinyl siding, and repaving the existing parking lot.

RECOMMENDATION: No Position

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Salina Zoning Board of Appeals
FROM: Troy Waffner, Director Of Planning
DATE: Friday, May 8, 2026
RE: GML Administrative Review - at 604 Old Liverpool 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.

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-26-117

REFERRING BOARD: Town of Salina Zoning Board of Appeals

DATE RECEIVED: 5/1/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Case Boatworks, LLC

LOCATION: at 604 Old Liverpool Road

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Old Liverpool Road, A county highway

TAX ID(s): 078.-01-07.1

RELATED CASE(S): Z-26-118

PROPOSAL: The applicant proposes to establish a boat display area and restripe portions of an existing parking lot at a commercial site on a 0.35-acre parcel in a Commercial (C-3) zoning district. The applicant, Case Boatworks, is establishing a retail boat business in the northern end of an existing multi-tenant commercial building located along Old Liverpool Road. Per the Propose Boat Storage Parking Plan dated 4/10/26, the building has three other retail spaces in the rest of the building with Case Boatworks to occupy 33,462 sf.

Per aerial imagery, the site has four full-access driveways across approximately 870' of frontage along Old Liverpool Road. No changes to access are proposed. The applicant is proposing restriping spaces along the northern portion of the Old Liverpool Road frontage, in front of the Case Boatworks retail space, to contain 21 10'x25' boat storage spaces.

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

No physical changes to the exterior layout are proposed.

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

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 Salina Zoning Board of Appeals
FROM: Troy Waffner, Director Of Planning
DATE: Friday, May 8, 2026
RE: GML Administrative Review - at 604 Old Liverpool 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.

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-26-118

REFERRING BOARD: Town of Salina Zoning Board of Appeals

DATE RECEIVED: 5/1/2026

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Case Boatworks, LLC

LOCATION: at 604 Old Liverpool Road

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Old Liverpool Road, a county highway

TAX ID(s): 078.-01-07.1

RELATED CASE(S): Z-26-117

PROPOSAL: The applicant proposes to establish a boat display area and restripe portions of an existing parking lot at a commercial site on a 0.35-acre parcel in a Commercial (C-3) zoning district. The applicant, Case Boatworks, is establishing a retail boat business in the northern end of an existing multi-tenant commercial building located along Old Liverpool Road. Per the Propose Boat Storage Parking Plan dated 4/10/26, the building has three other retail spaces in the rest of the building with Case Boatworks to occupy 33,462 sf.

Per aerial imagery, the site has four full-access driveways across approximately 870' of frontage along Old Liverpool Road. No changes to access are proposed. The applicant is proposing restriping spaces along the northern portion of the Old Liverpool Road frontage, in front of the Case Boatworks retail space, to contain 21 10'x25' boat storage spaces.

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

No physical changes to the exterior layout are proposed.

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

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, May 8, 2026
RE: GML Administrative Review - at 2810 Burnet Avenue, Rear
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-26-119
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 5/1/2026
TYPE OF ACTION: OTHER AUTHORIZATION
APPLICANT: Joshua Markowitz and Amy Monaghan-Brown
LOCATION: at 2810 Burnet Avenue, Rear
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway
TAX ID(s): 033.1-01-03.2

PROPOSAL: The applicant is proposing to replace an existing digital sign face and renew an existing off-premises sign permit on a 0.051-acre parcel in a Light Industry and Employment (LI) zoning district. The existing billboard is located adjacent to the south side of Interstate 690 east, east of a Lowe's Home Improvement store. The applicant is proposing replacement of the west-facing digital face with a new 35'11 3/8"x11'1/16" digital face. The updated sign will be 35'-high. The existing east-facing static face will remain unaltered.

In addition to the proposed work on the sign, the applicant is seeking renewal of the existing off-premises sign permit. City of Syracuse off-premises sign permits last 10 years before requiring renewal.

ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way

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

and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in

RECOMMENDATION: No Position

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