



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

June 03, 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
Marty Masterpole
Renee Dellas
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon
Annie Amidon
Daniel Costa

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:03 AM on June 03, 2026.

III. APPROVAL OF MINUTES

The minutes from May 13, 2026 were submitted for approval. Don Radke made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Michael LaFlair -Yes; Marty Masterpole-Yes; Renee Dellas-Yes; Don Radke-Yes

IV. OTHER BUSINESS

None

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

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

Summary

S-26-17	TClaPB	No Position With Comment
Z-26-122	TGedPB	No Position With Comment
Z-26-125	TOtiTB	No Position
Z-26-127	TClaZBA	Modification
Z-26-128	TCamTB	Approval
Z-26-129	CSyrZA	No Position
Z-26-130	TClaPB	No Position With Comment
Z-26-131	TClaPB	No Position
Z-26-132	TClaPB	No Position With Comment
Z-26-133	TSkaTB	No Position
Z-26-134	TSalZBA	No Position With Comment

Z-26-135	TCicPB	<i>Modification</i>
Z-26-137	TSalZBA	<i>Modification</i>
Z-26-138	TSalZBA	<i>No Position With Comment</i>
Z-26-139	VMarPB	<i>No Position With Comment</i>
Z-26-140	VMarPB	<i>No Position With Comment</i>
Z-26-142	TSalZBA	<i>Modification</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-123	TSalTB	<i>No Position</i>
Z-26-126	TVanTB	<i>No Position</i>
Z-26-136	TDewTB	<i>No Position</i>
Z-26-141	CSyrZA	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:58am.

OCPB Case # S-26-17

- 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 Clay Planning Board at the request of James Mulka/West Herr Automotive Group for the property located at 3687 State Route 31; 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 Route 31, a state highway; and
- WHEREAS, the applicant is proposing to combine 2 parcels into one new Lot 101A (9.67 acres) in a Highway Commercial (HC-1) with a Highway Type A Overlay 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:

1. 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. Given the expanse of paved surface, 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.

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

Case Number: S-26-17
Type of Action: SUBDIVISION
Applicant: James Mulka/West Herr

RelatedCases: Z-26-132
Referring Board: Town of Clay Planning Board

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: at 3687 State Route 31

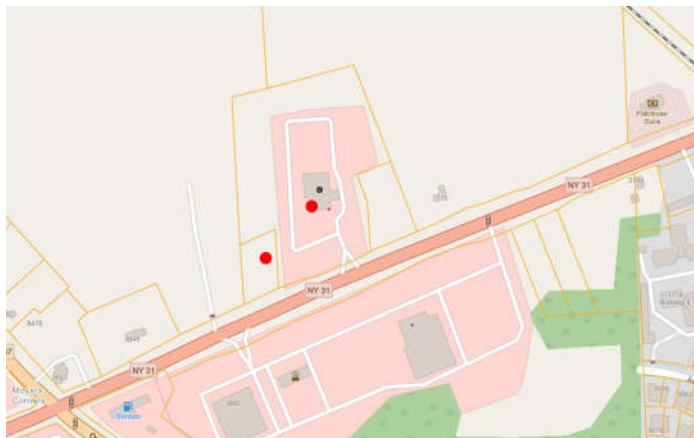
Tax Map Id: 020.-01-06.1; 020.-01-14.5

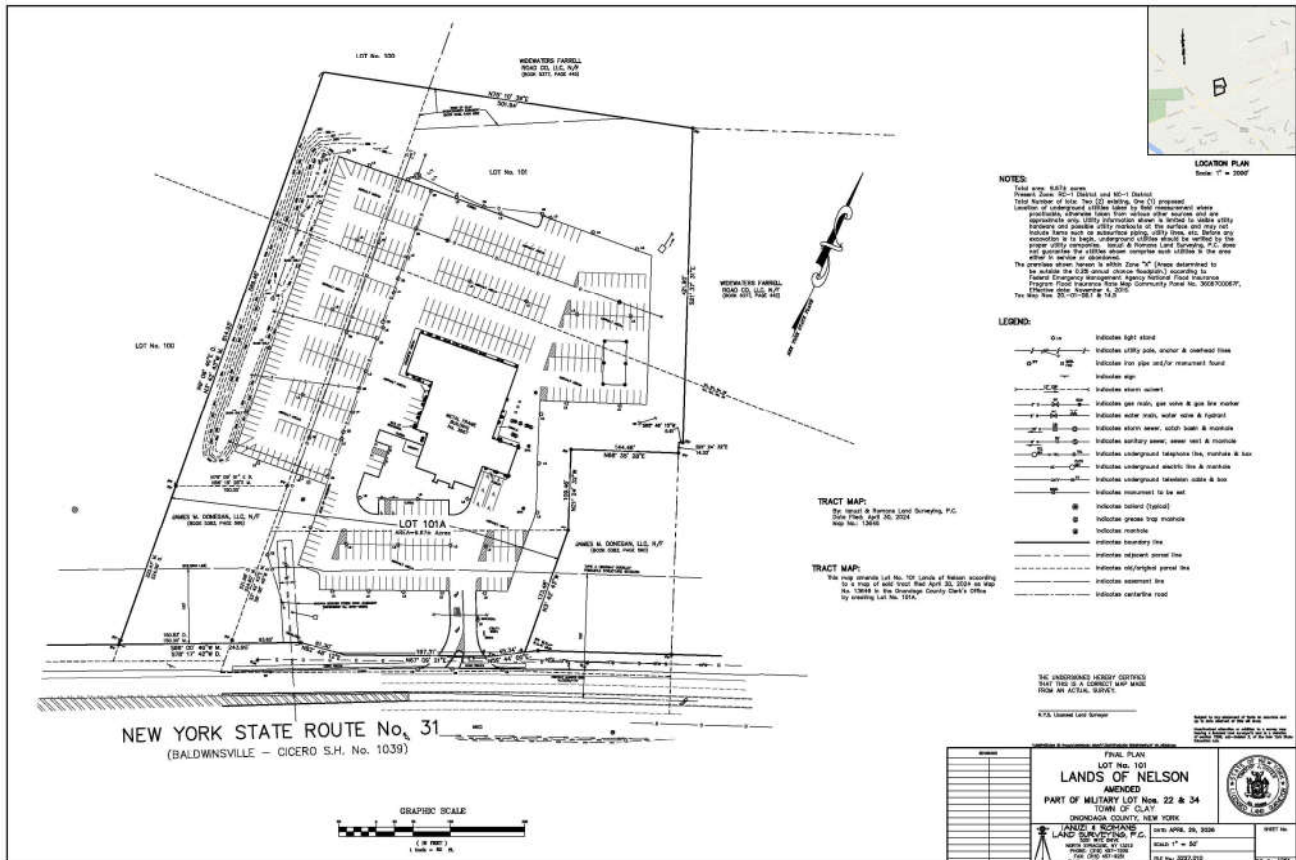
JURISDICTION:

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 Route 31, a state highway

Summary:

the applicant is proposing to combine 2 parcels into one new Lot 101A (9.67 acres) in a Highway Commercial (HC-1) with a Highway Type A Overlay zoning district





STAFF REVIEW:

Past Board Reviews:	-Zone change referral (Z-24-22) for a 1.87-acre portion of the adjacent parcel to Highway Commercial (HC-1) to allow addition to the main dealership site. -Site plan referral (Z-24-118) to expand the parking lot into the consolidated portion of the lot and to construct a building addition. -Zone change referral (Z-26-89) for a 0.78-acre parcel to HC-1 to allow addition to the main dealership site. The Board provided consistent feedback that any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department (OCHD) and Onondaga County Department of Water Environment Protection (WEP).
Concurrent Reviews:	Site Plan referral (Z-26-132) to expand the dealership.
Location:	The site is located close to Moyers Corners, the intersection of Oswego Road and NYS Route 31. Commercial uses line both roads around the site. Vacant and wooded parcels extend north and west.
Existing Site Layout:	The site is an existing auto dealership containing the dealership building at the center, surrounded by a large asphalt parking lot along with a 0.78 vacant parcel to be combined with the dealership lot.
Access:	The auto dealership has a 24'-wide driveway to the site's NYS Route 31 frontage. No changes to access are proposed.
Proposed Site Layout:	The Proposed Amended Site Plan dated 4/08/26, reflects changes to the site resulting from the previously proposed expansion into an area north of the current vacant parcel. Per the Proposed Amended Site Plan, the dealership asphalt area will be expanded into the new parcel and will contain approximately 90 parking spaces. No other changes are currently proposed.
Subdivision	Per the Final Plan Lands of Nelson Amended dated 4/29/26, the applicant is proposing to combine the 0.78-acre vacant parcel to the main dealership site to create proposed Lot 101A (9.67 acres).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 3/31/26, zero acres of the site will be disturbed by the proposed project however the new paving area appears to be approximately 0.73 acres. The Proposed Amended Site Plan shows stormwater infrastructure will be installed under the proposed asphalt. 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 car dealership is served by public drinking water. No changes to the existing infrastructure are proposed. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	Per the previous referral, the adjacent car dealership is served by a septic system. No changes to the existing infrastructure are currently proposed. The nearest public sewers are located approximately 0.25 miles from the dealership building. Per the

Onondaga County Health Department, any future onsite construction will require a connection to public sewer. The submitted project is located within the Oak Orchard Wastewater Treatment Plant service area.

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

Plants/Animals:	The site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-122

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 Geddes Planning Board at the request of McConnell Concrete for the property located at 3600 Walters 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 Interstate Route 690, a state highway, State Fair Boulevard (Route 80) and Walters Road (Route 221), both county highways, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and

WHEREAS, the applicant proposes to set-up and operate a small Dakota mobile concrete plant on a 2.0-acre parcel in a Commercial C: Heavy Commercial zoning district; and

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

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

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

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

Case Number: Z-26-122
Type of Action: SITE PLAN
Applicant: McConnell Concrete

Related Cases:

Referring Board: Town of Geddes Planning Board

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

Located: at 3600 Walters Road

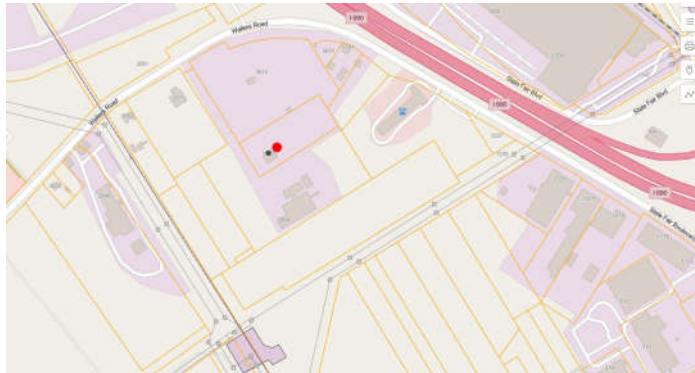
Tax Map Id: 019.-01-37.0

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 Interstate Route 690, a state highway, State Fair Boulevard (Route 80) and Walters Road (Route 221), both county highways, and the municipal boundary between the Town of Geddes and the Town of Van Buren

Summary:

the applicant proposes to set-up and operate a small Dakota mobile concrete plant on a 2.0-acre parcel in a Commercial C: Heavy Commercial zoning district





STAFF REVIEW:

Location:	The site is located along Walters Road, west of nearby Interstate 690. Nearby businesses include an auto repair facility, a roofing business, an adhesives company, and a plastic fabrication company. Per aerial imagery, the most residential uses appear to be approximately a third of a mile away.
Existing Site Layout:	The site is the location of the existing McConnell Concrete Inc. Per the Preliminary Site Plan dated April 2026, a 3,050 sf building is located along the road-frontage with an adjacent 41'-wide driveway, lined with parking. A gravel contractor's service yard is located to the rear of the building and appears to be lined with trucks, supplies, and equipment.
Access:	The site has an existing 41'-wide driveway to a shared private drive from Walters Road. ADVISORY NOTE: Per the Onondaga County Department of Transportation, the applicant must coordinate Walters Road access with the Department.
Project Detail:	The applicant proposes to set up and operate a small mobile concrete batch plant. Per the Site Plan, the Dakota Mobile Concrete Batch Plant will be installed in the rear gravel area along with aggregate bins and a sand storage area. No other changes to the site are proposed. It is not clear if a concrete batch plant had existed on the property previously.
Current Zoning:	Per the Town of Geddes Zoning Map dated 5/25/10, the site is surrounded by parcels in General Industrial (IA) and Heavy Commercial (CC) zoning districts. Parcels located in a Single-Family Residential zoning district are located within 300' of the site.
Other:	Noise and sound mitigation are not addressed in the referral materials.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 5/15/26, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated. The Site Plan shows existing stormwater infrastructure and catch basins in the rear gravel area. No changes are proposed. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that will create stormwater discharges associated with industrial activity 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 to the existing infrastructure are proposed. It is anticipated the addition of the concrete batch plant will increase water demand. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability for the anticipated increase in demand on site.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Lakeside and Westside Pump Station service areas and no changes are proposed to the existing infrastructure. 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>

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

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.

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

OCPB Case # Z-26-125

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Otisco Town Board at the request of Town of Otisco 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 a Local Law to amend Town of Otisco Local Law No.#4 of 2024 titled Amended Noise Control Law of the Town of Otisco.; 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 Don Radke and seconded by Michael LaFlair. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Renee Dellas-yes; Don Radke-yes.

Case Number: Z-26-125
Type of Action: LOCAL LAW
Applicant: Town of Otisco

RelatedCases:

Referring Board: Town of Otisco Town Board

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

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 a Local Law to amend Town of Otisco Local Law No.#4 of 2024 titled Amended Noise Control Law of the Town of Otisco.

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Description:	The Town is proposing changes to the existing Noise Control Law of 2024. The legislative intent of the law is to “prevent unreasonably loud, disturbing and unnecessary noise and to reduce noise levels within the Town of Otisco (the “Town”) so as to preserve, protect and promote the public health, safety and welfare and to foster convenience, peace and quiet within the Town for the inhabitants of the Town. The Town Board finds that every person is entitled not to be exposed to noise levels which are detrimental to life, health and the enjoyment of property and that excessive and unnecessary noise within the Town affects, and is a menace to public health, safety, welfare and the comfort of the people of the Town.” Additionally, per the Environment Assessment Form Attachment, “As a result of numerous noise complaints received by the Town Board since 2018, the Town Board undertook a comprehensive review of the means by which it can limit or eliminate excessive noise within the Town to protect its residents and the environment, while at the same time, being cautious not to impose any adverse environmental impacts.”
Proposed Text:	Changes to section 3. DEFINITIONS includes adding “Ambient Sound,” “shall mean the composite sound level at a given location resulting from the combined contributions of all sound sources, both near and distant, excluding the sound source or sources under investigation for a violation of this Local Law and excluding transient or extraneous sounds not normally present at that location.” The end time for “Daytime Hours” has changed from 9:30pm to 10pm. “Nighttime Hours” was amended to 10pm to 7am. The definition of “Excessive Noise” has been amended to specify that excessive noise is sound emanating from any source which “(i) exceeds the Maximum Permitted Sound Levels set forth in this Local Law; or (ii) which unreasonably interferes with, or annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of a reasonable person of normal sensibilities, or which causes injury to animal life or damage to property or businesses.”
(cont’d):	Under Section 4. MAXIMUM PERMITTED SOUND LEVELS, the proposed amendment retains the existing maximum sound limits of 70 dBA during daytime hours and 50 dBA during nighttime hours. The amendment modifies the dBC standard by establishing a limit of 7 dBC above ambient sound levels, when measured at a real property line or right-of-way line adjoining the property from which the sound originates.
(cont’d):	Under Section 5. UNLAWFUL EXCESSIVE NOISE, subsection A. Noise Exceeding Maximum Permitted Sound Levels has been amended to note this section does not apply “to any sound from any source where such sound is regulated by another specific provision of this Local Law and is in compliance with such provision and all other applicable requirements of law.”
(cont’d):	Under Section 5, subsection B. Prohibited Noises, section (2) was added stating “Outdoor Amplified Sound. The operation of any radio, phonograph, loudspeaker, public address system, amplifier or similar device, which allows the emanation of sound therefrom to be heard outdoors after 10:00 P.M.”
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-26-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Paul Licari for the property located at 8894 Caughdenoy 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 Caughdenoy Road (Route 49) and VerPlank Road (Route 141), both county highways; and
- WHEREAS, the applicant is requesting area variances related to the development of a warehouse and associated parking on a 1.25-acre parcel in an Industrial (I-2) zoning district with Highway Overlay Type C; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires coordination of Caughdenoy 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.
2. The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed sewage disposal plans for this property prior to, or as a condition of, municipal approval of the variance request.
3. Per the Onondaga County Department of Health (OCHD) and Onondaga County Water Authority (OCWA), the applicant is required to contact OCHD and OCWA regarding connection to public drinking water. The municipality must ensure any requirements and approvals as determined by OCWA and OCHD are reflected on the project plans prior to, or as a condition of, municipal approval.
4. The submitted plans must include applicable information to allow thorough review of the proposal, including building setbacks, driveway access, wells and septic systems including required separation thereof and distance to any well or septic system on adjacent properties, any public infrastructure (drinking water or wastewater), as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.

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

Case Number: Z-26-127
Type of Action: AREA VARIANCE
Applicant: Paul Licari

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Date Received: 5/15/2026
30-Day Deadline: 6/14/2026

Located: at 8894 Caughdenoy Road

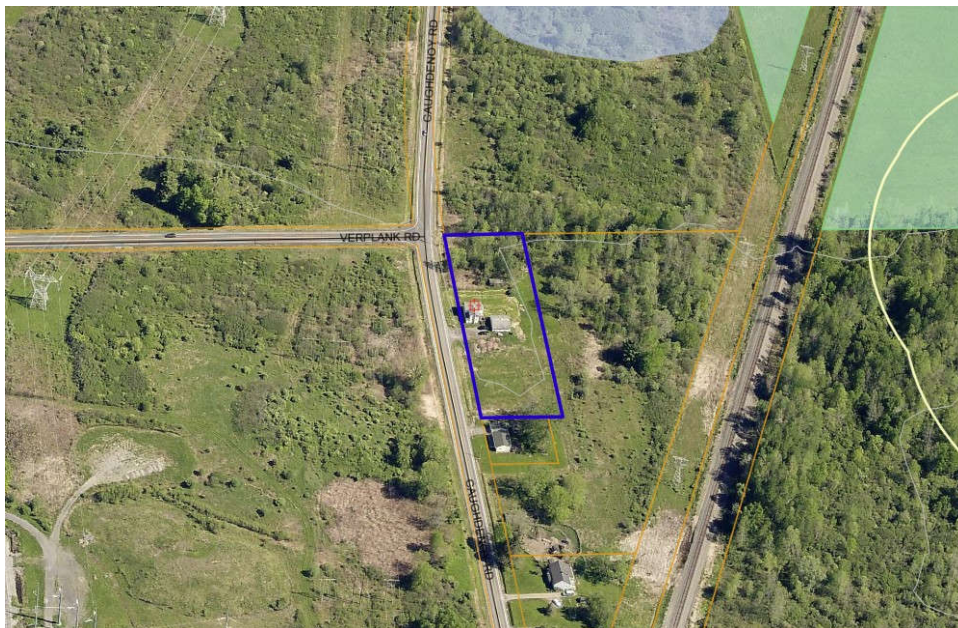
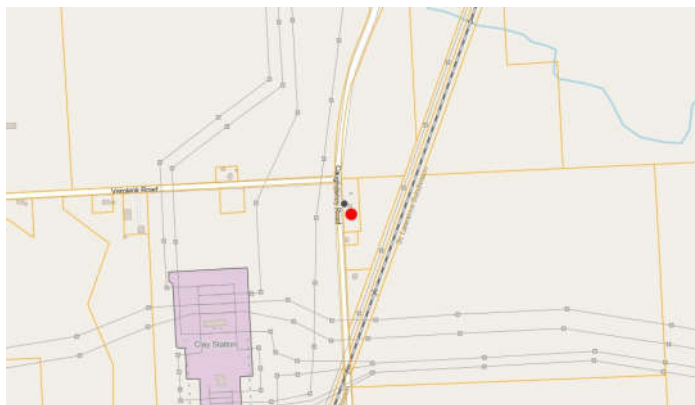
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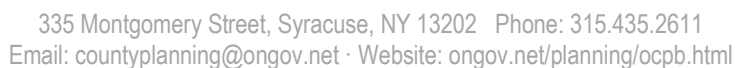
JURISDICTION:

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 Caughdenoy Road (Route 49) and VerPlank Road (Route 141), both county highways

Summary:

the applicant is requesting area variances related to the development of a warehouse and associated parking on a 1.25-acre parcel in an Industrial (I-2) zoning district with Highway Overlay Type C





STAFF REVIEW:

Location:	The site is located along Caughdenoy Road, near its intersection with Verplank Road, in an area characterized by large agrarian or wooded parcels. A large National Grid substation is located southwest of the site.
Existing Site Layout:	The site contains a house, detached garage, and gravel parking area.
Proposed Site Layout:	The applicant is proposing to demolish the existing buildings and per the Variance Plan dated 5/1/06, construct an 8,760 sf building to contain 6,600 sf of warehouse space and 2,160 sf flex office space. The Variance Plan shows the building will be surrounded by asphalt with 8 parking spaces along the northern end.
Access:	A driveway to Caughdenoy Road, a county route, is proposed. It is not clear whether the proposed driveway will be in the same location as the existing driveway. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Caughdenoy Road must meet Department requirements.
Variances:	The applicant requests two area variances, to allow a front yard setback of 30' when Town Code requires 200' and to allow a Highway Overlay Type C setback of 54' when 115' is required.
Easements:	Per the Variance Plan – Proposed Conditions dated 5/1/26, there is a 74'-wide wastewater line easement along the northern site boundary. Per the plan, no work is proposed in that location.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 5/4/26, 0.8 acres of the 1.315-acre site will be disturbed by the proposed project. 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 an individual well and the applicant intends to connect to the existing well. The new warehouse is anticipated to require an increase in flow and public drinking water is available in this location. Per County Sanitary Code, this warehouse will be required to connect to public drinking water.
Wastewater:	The site is served by an individual septic system and the applicant intends to connect to the existing septic. An increase in wastewater flow is anticipated. Per the Onondaga County Department of Water Environment Protection (WEP), the 74'-wide wastewater easement is related to wastewater infrastructure for Micron.
Plants/Animals:	The site may contain the Indiana bat and Sedge wren, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery 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-26-128

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 COMPREHENSIVE PLAN from the Town of Camillus Town Board at the request of Town of Camillus 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 the adoption of the 2026 Joint Town & Village of Camillus Comprehensive Plan; 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 that said application be APPROVED.

The Board commends the Town and Village of Camillus for its well-considered comprehensive plan update, particularly for its emphasis on corridor design, encouraging mixed-use, controlling sprawl, and encouraging a diversity of housing types.

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

Case Number: Z-26-128
Type of Action: COMPREHENSIVE PLA
Applicant: Town of Camillus

RelatedCases:

Referring Board: Town of Camillus Town Board

Date Received: 5/18/2026
30-Day Deadline: 6/17/2026

Located: Town wide

Tax Map Id:

JURISDICTION:

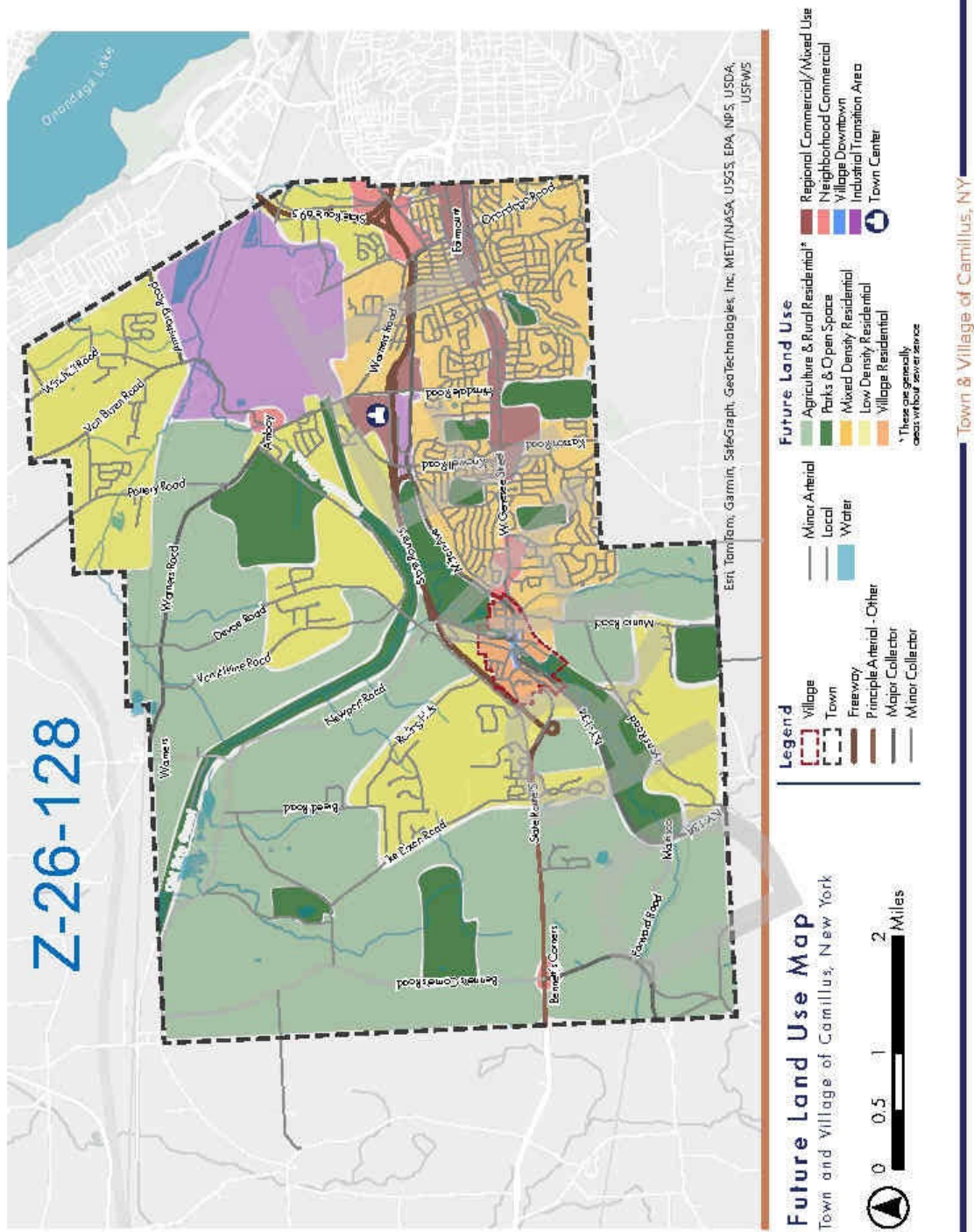
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

Summary:

the applicant is proposing the adoption of the 2026 Joint Town & Village of Camillus Comprehensive Plan

No Map Available

No Map Available



STAFF REVIEW:

Past Board Reviews:	Previous Comprehensive Plans include the 2017 Town Comprehensive Plan, the 1997 Town Comprehensive Plan, and a West Genesee Street Land Use and Circulation Study conducted in 2000. The 2017 Comprehensive Plan addressed six primary goal areas: Conservation and Open Space: Focuses on Preserving, Residential Land Use, Commercial Land Use, Industrial Development, Transportation, and Community Facilities. The new 2025 plan is a joint plan between the Town and Village and designed to be relevant through 2035. This review shall satisfy review requirements for both the Town and Village.
Other:	A steering committee was utilized to oversee the process with stakeholders from the Town and Village of Camillus and from Onondaga County with guidance from community groups including the Camillus Chamber of Commerce, West Genesee School District, Town of Camillus Historical Society, Town of Camillus Agricultural Advisory Committee, Finger Lakes Railway, CENTRO, Fire and Police Departments, CNY Land Trust, the Town Code Enforcement Office, and the Village Engineering Office.
(cont'd):	From 2010 to 2020, the Town and Village experienced population growth with the Village experiencing a more modest 1% growth in relation to the Town's 5% growth. The population age breakdown also indicated a decrease in the population aged 54-years and younger and an increase in older populations. Racial and ethnic breakdowns indicate a predominately white population, comprising 85% of residents in both the Town and Village. Single-family housing comprises 78% of all residential units in the Town and Village
Description:	The Comprehensive Plan has community goals divided into the Town's Vision and Goals, Village Vision and Goals, and Shared Town and Village Initiatives.
Project Detail:	The Town's Vision is: "Our Town is a safe, welcoming, and family-oriented community that protects its rural character and natural landscapes. We are committed to guiding responsible growth, offering attainable housing and high-quality employment opportunities, improving traffic safety and walkability, and investing in parks, trails, and modern community amenities. Through strong public services and thoughtful development, our community provides a high quality of life for all residents." Goal 1: Foster Thriving Neighborhoods with Attainable Housing Options Objective: Meet the housing needs of seniors, young families, and residents across all income levels Action Items to attain this include: -conduct a comprehensive housing study -including energy-efficiency building standards and design guidelines to reduce utility demands -connect first-time homebuyers and low- to moderate-income household with state, county, and local programs, promote age-friendly housing

- promote a “balanced distribution of affordable housing options within existing neighborhoods – while maintaining the current character and building density – by permitting accessory dwelling units and streamlining procedures for the conversion of single-family homes into two-family homes”
- utilize zoning to encourage new residential development utilizing smaller lot sizes and smaller homes to increase availability and more affordable housing.

Town Objective: Promote residential development that limits sprawl and emphasizes mixed-use development in existing centers.

(cont'd):	Town Goal 2: Build a Connected and Safe Community with the Objectives to -Strengthen and modernize community infrastructure, services, and public spaces to support safety accessibility, and resiliency -Create a safe, connected, and efficient multi-modal transportation network that effectively serves a range of users -Foster transparent communication channels between Town officials staff, stakeholders, and the public.
(cont'd):	Town Goal 3: Protect our Agricultural Heritage and Enhance our Natural and Recreational Assets with Objectives to Preserve the Town’s agricultural, natural, and open space resources for future generations and expand recreational offerings available to Town residents.
(cont'd):	Town Goal 4: Build a Prosperous Local Economy with Diverse Retail and Employment Opportunities with Objectives to Embrace the principles of smart growth to promote commercial growth while preventing overdevelopment. Diversify retail and employment offerings while balancing the local tax burden.
Project Detail:	The Village’s Vision is: “Our Village is a charming, historic, and walkable community with an energy and identity all its own. It is our mission to foster a vibrant downtown, safe and well-kept neighborhoods, and public spaces that strengthen community life. With a distinctive character and welcoming atmosphere, our Village is an exceptional place to live, work, visit, and gather.”
(cont'd):	Goal 1: Build an Identity for the Village and Strengthen Community Pride with Objectives to establish the Village of Camillus as both a choice place to live and destination for tourism, preserve and enhance the Village’s unique, historic, recognizable downtown character, and build trust and dialogue between residents and Village leadership through improved communication channels, engagement opportunities, and the promotion of local events and activities.
(cont'd):	Goal 2: Revitalize Downtown and Foster the Small Business Scene with Objectives to Encourage a diverse mix of dining, retail, and entertainment options that support small businesses and family-friendly establishments and to improve visibility, walkability, and access to create a welcoming environment for residents and visitors.
(cont'd):	Goal 3: Enhance Neighborhood Well-Being and Stability through Quality and Accessible Housing with Objectives to compel responsible property maintenance – particularly of rental properties – to protect the health and safety of Village residents and enhance neighborhood character and expand resident access to a range of housing options, including pathways to homeownership.
(cont'd):	Goal 4: Ensure Community Infrastructure is resilient in the face of Today’s and Tomorrow’s Challenges with Objectives to invest in modern infrastructure and

reliable emergency services to ensure community safety, to expand and diversify recreational opportunities to promote active lifestyles, community health, and a stronger sense of place within the Village, and to address flooding and other environmental hazards while ensuring the long-term protection of natural resources and community safety.

Project Detail: Objective 1: Protect shared natural, park, and open space resources and promote intermunicipal recreational opportunities
Objective 2: Partner on efforts to preserve and highlight historic resources that tell the story of Camillus,
Objective 3: Continue to collaborate on critical public health safety, and wellbeing concerns that are best addressed through intermunicipal collaboration and shared services
Objective 4: Formalize communication channels between the Town and Village to strengthen existing partnerships.

Proposed Zoning: The proposed Future Land Use Map (FLU) shows the southeastern portion of the Town as Mixed-Density Residential in an area primarily zoned R-3 (Residential), interspersed with Parks & Open Space in the location of Town parks.

The corridor of West Genesee Street from Fairmount to the Village is designated as a mix of Regional Commercial/Mixed Use with Neighborhood Commercial near the Village boundary. Per the Town Zoning Map, this area is primarily zoned Limited Business Office and various commercial zoning districts.

Rural areas primarily west of the Village and northeast corner of the Town are designated Low-Density Residential. These areas are primarily located in R1, R2, and R3 (all primarily single-family residential).

Nodes of Neighborhood Commercial are located in Amboy, Bennett's Corners, and along NYS 5, north of Fairmount.

The western side of the Town and north of the Village are designated Agriculture & Rural Residential. These areas are primarily zoned RR (Rural Residential) and R1, described as "the least intensive category of single-family residential use."

The current zoning map has Industrial-zoned areas along the northern Town boundary and a large area approximately in the location of the Camillus Landfill and Solvay Wastebeds. The FLU Map reduces this to an "Industrial Transition Area" coinciding with the Camillus Landfill area.

(cont'd): The categories for the FLU areas help guide development and are Parks and Open Space, Agricultural & Rural Residential, Town Low Density Residential, Town Mixed Density Residential, Village Residential, Village Downtown, Regional Commercial/Mixed Use, Neighborhood Commercial, Industrial Transition Area

The Parks and Open Space and Agricultural & Rural Residential land uses represent the desire to preserve existing areas of the Town from development and preserve the Town's character.

Low Density Residential is noted as being "largely adjacent to agricultural lands and rural residential area" where development may not be desired, but also where

development is limited by the availability of public water and sewer service.

Mixed Density Residential is land use where the Town seeks to promote mixed-income residential along with a mix of housing types and design standards that promote walkable neighborhoods with access to amenities.

The Industrial Transition land use category both seeks to promote “high-quality, well-managed light industrial development” while allowing appropriate redevelopment of industrial sites.

Description: Notable Priority Actions identified in the plan include conducting a comprehensive housing study, updating zoning district boundaries and bulk requirements to ensure higher-density development is permitted in appropriate areas, establish a community center to serve as a “hub for recreation, cultural activities, workforce training, youth programs and athletics”, and to create an “Active Transportation Plan and a Complete Street policy” to guide improvements in primary transportation corridors, “balancing the needs of motorists, pedestrians, bicyclists, and transit users while improving access to adjacent land uses.”

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-26-129

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Walton Architectural Group - William Walton for the property located at 206 Wyoming Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Street (Route 930B), a state highway; and

WHEREAS, the applicant proposes to construct a single-story addition and demolish the existing garage, second-floor stair structure and single-story infill building on an existing Family Resource Services structure on a 0.23-acre parcel in a Mixed Use Transition (MX-3) zoning district; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Don Radke and seconded by Michael LaFlair. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Renee Dellas-yes; Don Radke-yes.

Case Number: Z-26-129
Type of Action: SITE PLAN
Applicant: Walton Architectural Group

Related Cases:

Referring Board: City of Syracuse Zoning Administration

Date Received: 5/19/2026
30-Day Deadline: 6/18/2026

Located: at 206 Wyoming Street

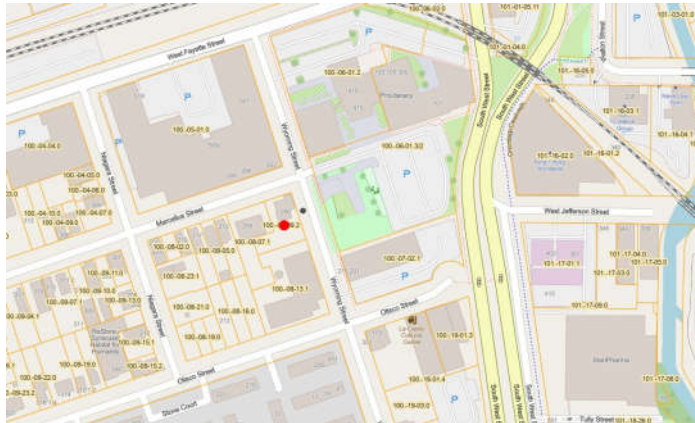
Tax Map Id: 100.-08-09.2

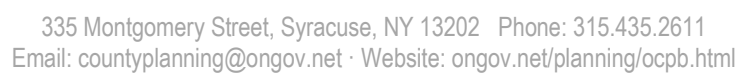
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Street (Route 930B), a state highway

Summary:

the applicant proposes to construct a single-story addition and demolish the existing garage, second-floor stair structure and single-story infill building on an existing Family Resource Services structure on a 0.23-acre parcel in a Mixed Use Transition (MX-3) zoning district





STAFF REVIEW:

Location:	The site is located in the Near-Westside neighborhood of the City of Syracuse, across West Street from the Armory Square section of Downtown. The site characterized by a mix of residential uses, businesses, and repurposed factories.
Existing Site Layout:	The site located at the corner of Marcellus and Wyoming Streets, both local roads, in a redeveloped residential home. The site currently houses the PEACE Inc. Westside Family Resource Center (WSFRC), temporarily closed due to planned construction. The site contains a building with multiple additions, located along both street frontages with a rear parking lot along the Wyoming Street frontage.
Access:	The site has existing driveway access to Wyoming Street, a local road. No changes to access are proposed.
Proposed Site Layout:	The applicant is proposing to demolish an existing garage structure, two-story exterior staircase, and a single-story infill building to allow construction of a new single-story addition to be utilized as a new main entrance and food-pantry storage room. Some interior modifications are proposed to accommodate the proposed changes. The structures to be demolished and proposed addition are/will be located along the southern side of the building, between the main structure and the existing parking lot. No changes to the parking lot or remainder of the property are proposed.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/28/26, no additional stormwater will be generated by the proposal.
Other:	The site is served by City of Syracuse drinking water and public sewers and no changes to the existing infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) 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 multiple sites (IDs: 734060, 734042, 734022, C734157) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site is located near the Syracuse Chilled Plow/John Deere Plow/Delavan Center which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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

OCPB Case # Z-26-130

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 APD Engineering and Architecture for the property located at 7589 Oswego 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 Oswego Street (Route 91/Old Route 57), a county highway; and

WHEREAS, the applicant proposes to remodel an existing Burger King restaurant with repaving current parking lot, add a concrete pad next to a dumpster and replace signage on a 1.49-acre parcel in a Regional Commercial 1 (RC-1) zoning district with a Highway Type B Overlay; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 driveway to Oswego Road, servicing both the site and the neighboring plaza, is located on site, is in disrepair, and presents a safety concern. It is unclear whether repairing or resurfacing the driveway is a part of the proposal for exterior renovation of the site. The Board encourages the municipality to require the applicant to repair or repave the driveway as part of the current proposal.

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

Case Number: Z-26-130
Type of Action: SITE PLAN
Applicant: APD Engineering and Arc

Related Cases:

Referring Board: Town of Clay Planning Board

Date Received: 5/19/2026
30-Day Deadline: 6/18/2026

Located: at 7589 Oswego Road

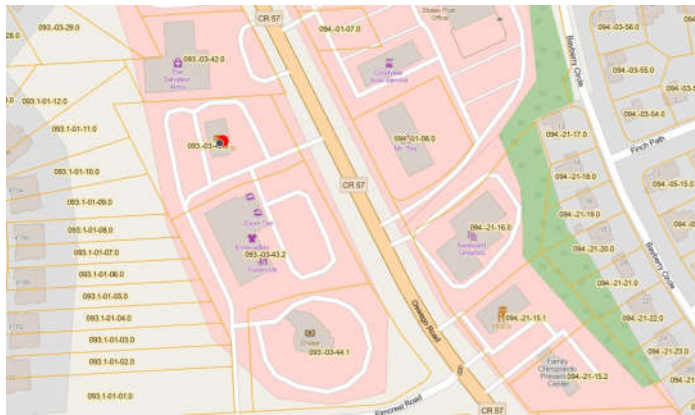
Tax Map Id: 093.-03-43.3

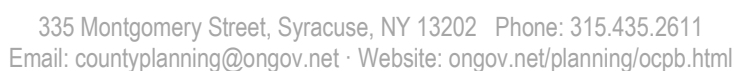
JURISDICTION:

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

Summary:

the applicant proposes to remodel an existing Burger King restaurant with repaving current parking lot, add a concrete pad next to a dumpster and replace signage on a 1.49-acre parcel in a Regional Commercial 1 (RC-1) zoning district with a Highway Type B Overlay





STAFF REVIEW:

Location:	The site contains a Burger King restaurant with drive-thru, surrounded by the commercial uses along Oswego Road. Surrounding uses along Oswego Road include a Wegmans grocery store, Chase Bank, and Salvation Army store and donation center. The site is adjacent to residential neighborhoods that extend to the nearby Seneca River.
Existing Site Layout:	The site contains the existing restaurant building at the center of the parcel with parking areas to the front and rear. A drive-thru circulates from the northern side of the building to the rear (western) side of the building. A curbed landscaped area and dumpster enclosure area located to the rear of the building.
Access:	An existing driveway to Oswego Road, a county highway, is located along the southern parcel boundary. The driveway provides access to both the Burger King restaurant, the small plaza to the south, and the Chase Bank. No changes to the existing driveway are proposed. The driveway and related stormwater catch basin are noted to be in poor repair. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements.
Proposed Site Layout:	The applicant is proposing a remodel of the Burger King restaurant including repaving and restriping the existing lot, adding directional arrows, bollards, and additional branding and wayfinding signage. A new canopy will be constructed along the rear of the building and new branding will be installed on the façade. Per the Site Plan dated 4/30/26, a 9'x15' heavy duty concrete pad will be constructed in the existing landscaped island, adjacent to the dumpster enclosure area. No changes to the shape of the parking areas are proposed.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/27/26, 0.003 acres of the site will be disturbed by the proposed project and "existing storm drains on site to remain." 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 Town of Clay drinking water and public sewers and no changes to the existing infrastructure are proposed. The site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill 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 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per

EAF Mapper).

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

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

OCPB Case # Z-26-131

- 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 Mike Limburg/Amazon for the property located at 7211 Morgan 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 Morgan Road (Route 46/47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to redesign the existing Amazon warehouse parking lot to construct a drone delivery facility on an 111.29-acre parcel in an Industrial (I-1) zoning district within a Highway Type B Overlay 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 Don Radke and seconded by Michael LaFlair. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Renee Dellas-yes; Don Radke-yes.

Case Number: Z-26-131
Type of Action: SITE PLAN
Applicant: Mike Limburg/Amazon

RelatedCases:

Referring Board: Town of Clay Planning Board

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: at 7211 Morgan Road

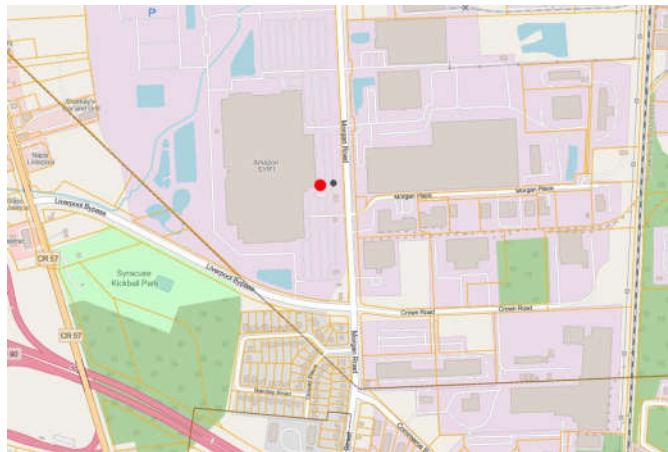
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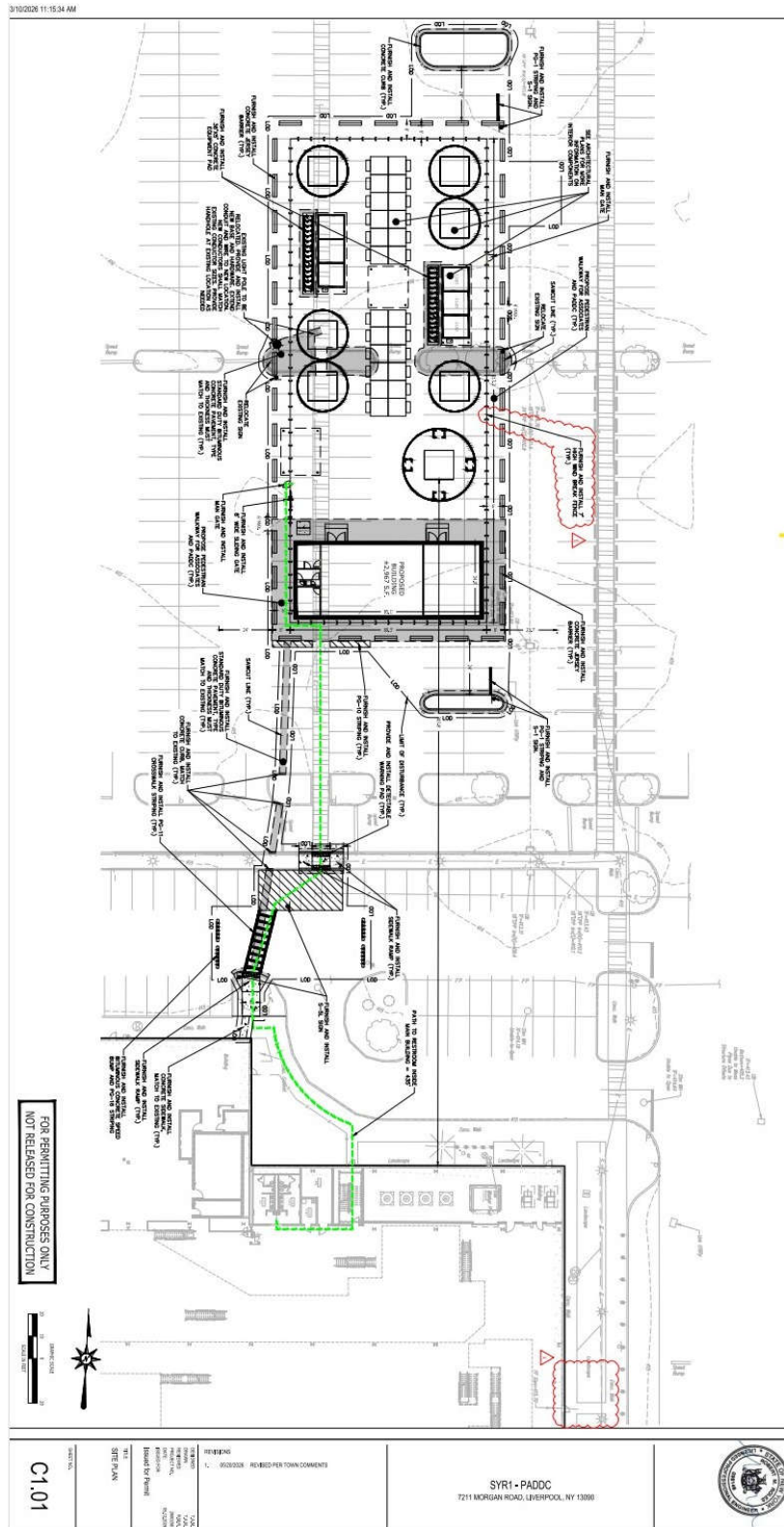
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Morgan Road (Route 46/47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina

Summary:

the applicant is proposing to redesign the existing Amazon warehouse parking lot to construct a drone delivery facility on an 111.29-acre parcel in an Industrial (I-1) zoning district within a Highway Type B Overlay zoning district





STAFF REVIEW:

Past Board Reviews:	•Z-19-270, Z-19-326, Z-20-121: Zone Change, Site Plan, Area Variance and Site Plan modifications for 3.8 million square foot Amazon Fulfillment Warehouse. •Z-21-41: Site Plan for trailer parking addition. •Z-26-90: Site Plan to add sidewalks in parking lot.
Location:	The site is located along the Morgan Road corridor within the Woodard Industrial Park. Surrounding land uses are largely commercial and warehousing to the east, retail commercial along Rt 57 to the west, and apartments to the north. Two remaining single-family houses occur just north of the site along Morgan Road, which are zoned for O-1 (Office) use and are surrounded by commercial uses.
Description:	Amazon is proposing to add Prime Air drone delivery operations within an existing parking lot at its existing 3.8 million square foot Fulfillment Center on Morgan Road. Per a recent public meeting hosted by Amazon, the facility would be within the first 12 drone delivery operations in the US, and would provide small package deliveries by drone in 60 minutes or less. Deliveries would occur to locations in the Syracuse Metropolitan Area, within a 7.5 mile radius surrounding the launch site. Drones would have autonomous operations with local drone monitors on site.
Proposed Site Layout:	The Site Plan (Revised per Town Comments, dated 5/20/26) shows the new largely outdoor facility would be located in the northeast corner of the site, approximately 200 feet from the main building. To accommodate the proposed building, approximately 100 existing parking spaces and drive aisles within the drone operations area will be removed.
Proposed Site Layout:	The facility is shown to be enclosed with a gated 7-8' high wire mesh fence with wind screening surrounding a new single-story 2,967 square foot building, outdoor equipment, drone storage containers and landing pad areas. Concrete Jersey barriers would also surround the site along the outer perimeter of the fence. Within the fenced area seven circular landing pads are indicated with pavement markings. Two concrete equipment pads would house related electrical and data equipment. Two large storage containers (24 boxes) would house drones when not in operation.
Wastewater:	The proposed building will not require water or sanitary sewer connections. Restroom facilities will be accessed in the main Amazon building. Crosswalk facilities will be added between the buildings.
Stormwater:	Existing landscaping within this area will be removed, and new landscaped areas will be installed elsewhere on site to offset the additional paved surface. Minor grading is proposed only in the immediate vicinity of the proposed building and associated landscaping changes. No modifications to the site's existing drainage system are proposed.
Other:	Utility work will be limited to trenching for electric and telecommunications services. A lighting plan was included in referral materials. Wall packs lights mounted approximately 8'.
Other:	Per the Environmental Assessment Form, noise emanating from drone delivery operations measure 65dBA at departure and 68 dBA at launch/arrival, and delivery services occur during daylight hours. At 500 feet, noise levels would measure 53-55dBA. No other noise data was included in referral materials.

At an Amazon sponsored public meeting held related to the project, the company noted that noise levels are approximately equivalent to a running dishwasher. Two single-family houses are approximately 350 feet from the operation and apartment complexes are approximately 1,000 feet away.

Other: Per an Amazon public meeting, the Federal Aviation Administration (FAA) certifies and approves these drone operations with specific regulations for operation and reporting. FAA review is currently underway.

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-26-132

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 James Mulka/ West Herr Automotive Group for the property located at 3687 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and

WHEREAS, the applicant is proposing the addition of 84 parking spaces on a proposed 9.67-acre parcel in an Highway Commercial (HC-1) zoning district with a Highway Type A overlay; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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:

1. 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. Given the expanse of paved surface, 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.

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

Case Number: Z-26-132
Type of Action: SITE PLAN
Applicant: James Mulka/ West Herr

RelatedCases: S-26-17

Referring Board: Town of Clay Planning Board

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: at 3687 State Route 31

Tax Map Id: 020.-01-06.1; 020.-01-14.5

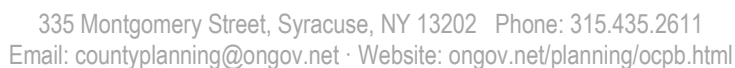
JURISDICTION:

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 State Route 31, a state highway

Summary:

the applicant is proposing the addition of 84 parking spaces on a proposed 9.67-acre parcel in an Highway Commercial (HC-1) zoning district with a Highway Type A overlay





STAFF REVIEW:

Past Board Reviews:	-Zone change referral (Z-24-22) for a 1.87-acre portion of the adjacent parcel to Highway Commercial (HC-1) to allow addition to the main dealership site. -Site plan referral (Z-24-118) to expand the parking lot into the consolidated portion of the lot and to construct a building addition. -Zone change referral (Z-26-89) for a 0.78-acre parcel to HC-1 to allow addition to the main dealership site. The Board provided consistent feedback that any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department (OCHD) and Onondaga County Department of Water Environment Protection (WEP).
Concurrent Reviews:	Subdivision referral (S-26-17) to combine the two parcels comprising the site.
Location:	The site is located close to Moyers Corners, the intersection of Oswego Road and NYS Route 31. Commercial uses line both roads around the site. Vacant and wooded parcels extend north and west.
Existing Site Layout:	The site is an existing auto dealership containing the dealership building at the center, surrounded by a large asphalt parking lot along with a 0.78 vacant parcel to be combined with the dealership lot.
Access:	The auto dealership has a 24'-wide driveway to the site's NYS Route 31 frontage. No changes to access are proposed.
Proposed Site Layout:	The Proposed Amended Site Plan dated 4/08/26, reflects changes to the site resulting from the previously proposed expansion into an area north of the current vacant parcel. Per the Proposed Amended Site Plan, the dealership asphalt area will be expanded into the new parcel and will contain approximately 90 parking spaces. No other changes are currently proposed.
Subdivision	Per the Final Plan Lands of Nelson Amended dated 4/29/26, the applicant is proposing to combine the 0.78-acre vacant parcel to the main dealership site to create proposed Lot 101A (9.67 acres).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 3/31/26, zero acres of the site will be disturbed by the proposed project however the new paving area appears to be approximately 0.73 acres. The Proposed Amended Site Plan shows stormwater infrastructure will be installed under the proposed asphalt. 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 car dealership is served by public drinking water. No changes to the existing infrastructure are proposed. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	Per the previous referral, the adjacent car dealership is served by a septic system. No changes to the existing infrastructure are currently proposed. The nearest public sewers are located approximately 0.25 miles from the dealership building. Per the

Onondaga County Health Department, any future onsite construction will require a connection to public sewer. The submitted project is located within the Oak Orchard Wastewater Treatment Plant service area.

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

Plants/Animals:	The site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-133

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Town Wide; and

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

WHEREAS, the applicant is proposing Local Law No. A of 2026 entitled "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles"; and

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

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

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

Case Number: Z-26-133
Type of Action: LOCAL LAW
Applicant: Town of Skaneateles

RelatedCases:

Referring Board: Town of Skaneateles Town Board

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: Town Wide

Tax Map Id:

JURISDICTION:

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

Summary:

the applicant is proposing Local Law No. A of 2026 entitled "A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles"

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Past Board Reviews:	The Board has previously reviewed text amendments to Chapter 148 of the Code of the Town of Skaneateles, most recently the Board held No Position on a text amendment referral (Z-25-158) regarding shoreline development. The Board also, held No Position on a text amendment referral (Z-23-231) and (Z-23-314) regarding refinements of the zoning code regulating the shoreline and offshore areas of Skaneateles Lake.
Past Board Reviews:	Most recently, the Board reviewed text amendments to several provisions of Chapter 148 of the Code of the Town of Skaneateles (Z-26-95) including amendments to conservation easement area calculation; the definitions of data processing center battery energy storage system, lodging facility, temporary fence and temporary storage structure; amendments to the dimensional requirements for two family and multi-family dwellings, the location of boathouses; changes to fence standards; regulation of outdoor storage areas and temporary storage structures; and exclusion of lodging facilities from accessory uses. Additionally, the town has adopted a prohibition of data processing centers within the Town of Skaneateles.
Proposed Text:	The applicant is proposing an amendment to § 148-12-2 of the Code of the Town of Skaneateles to amend the definition of Constrained Land to include “wetlands, watercourses, pre-existing utility easements and rights-of-way, slopes exceeding 30% (slopes measured as 5,000 square feet or more of contiguous sloped areas at least 10 feet in width) and one hundred year flood areas.” This amendment raises the previous slope threshold constituting constrained land from 12% to 30%.

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

OCPB Case # Z-26-134

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 Salina Zoning Board of Appeals at the request of South Bay Lawrence, LLC for the property located at 661 Old Liverpool 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 Old Liverpool Road (Route 137), a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and

WHEREAS, The applicant is requesting a use variance to allow a second floor residential apartment on a 0.27-acre parcel in a Commercial (C-3) zoning district; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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:

1. While the Board takes no position on the variance, the addition of upper floor residential uses appears consistent with the comprehensive plan. The Town is encouraged to consider other zoning options for this proposal, or for future development, that would allow for mixed use, multi-story developments that accommodate residential uses along this transitioning corridor.
2. The Town is encouraged to ensure the proposed residential space is adequately designed and meets all applicable requirements for construction and egress.

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

Case Number: Z-26-134
Type of Action: USE VARIANCE
Applicant: South Bay Lawrence, LL

Related Cases:

Referring Board: Town of Salina Zoning Board of Appeals

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: at 661 Old Liverpool Road

Tax Map Id: 089.-01-15.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility

Summary:

The applicant is requesting a use variance to allow a second floor residential apartment on a 0.27-acre parcel in a Commercial (C-3) zoning district



STAFF REVIEW:

Existing Site Layout:	Per aerial imagery, the site is a rectangular parcel with frontage on Old Liverpool Road, a county road. The site contains an asphalt driveway and parking area and a converted 2-story house with existing commercial space on the first floor that formally contained a tattoo parlor.
Location:	Per aerial imagery, The parcel is located adjacent to the CSX St. Lawrence Subdivision Line to the rear of the property. Surrounding uses include Onondaga Lake Park and the Skä•noñh Great Law of Peace Center to the rear of the property, adjacent land uses include several commercial properties including Amore Pizza, PB & J's lunch box and the Liverpool Plaza shopping center.
Access:	Per aerial imagery, the site has an existing driveway with access to Old Liverpool Road. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements.
Proposed Zoning:	The applicant is seeking to convert the second floor of the existing building into a residential apartment. Per the referral notice, the property is located within a Planned Commercial District (C-3) Zoning District. The applicant did not provide a site plan.
Current Zoning:	Per the Town Code of the Town of Salina, the intent of the Planned Commercial District is to provide "areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other." Additionally, it is the specific intent of this zoning district to prohibit residential uses and uses that would be detrimental or inharmonious to adjoining residential districts and permitted uses, or be detrimental to the orderly flow of on- and off-site pedestrian or vehicular traffic.
Variances:	Per the application, the applicant noted that their need for a variance arises from their desire to renovate the existing property and convert the second floor to an apartment. The applicant provided justification for the requested use variance, noting difficulty in converting the second floor into an ADA compliant commercial space because the second floor is currently only accessible via a stairway.
Local Plans:	The Town of Salina's newly adopted comprehensive plan identifies Old Liverpool Road as a planned "Main Street District Character Area" where new mixed-use development, including housing on upper floors of existing and new buildings, is strongly encouraged in order to promote a complimentary mix of commercial and residential uses to strengthen the character, walkability, and vibrancy of the District.
Drinking Water:	Per the Environmental Assessment Form (EAF) dated May 16, 2026, the site is served by public drinking water and the applicant is proposing to connect to the existing service. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, given an increase in demand.
Wastewater:	Per the Environmental Assessment Form (EAF) dated May 16, 2026, the building is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and is served by the Ley Creek pump station. However, the referral notice notes no proposed change to the existing wastewater service. ADVISORY NOTE: The Onondaga County Department of Water Environment

	Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The project is within 2,000 feet of sites (ID: 734030, and V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Other:	The site is located over, or immediately adjoining, a primary aquifer and a principal aquifer (per EAF Mapper).
Other:	The site is located near the following natural community: Inland Salt Pond (per EAF Mapper).
Plants/Animals:	The site may contain the Straight-leaved pondweed, American saltmarsh bulrush, Lake sturgeon, Bald eagle, or 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 # Z-26-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Oneida Lake Properties, LLC for the property located at 9328 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant proposes to construct a 7,360 sf office space and equipment storage building on a vacant 4.02-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Brewerton Road access with 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 Onondaga County Health Department Bureau of Public Health Engineering requires project review to formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The municipality is encouraged to ensure all necessary approvals for the proposed work within the National Grid (Niagara Mohawk Power Corp) easement have been obtained prior to, or as a condition of, municipal approval of the site plan.

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

Case Number: Z-26-135
Type of Action: SITE PLAN
Applicant: Oneida Lake Properties,

RelatedCases:

Referring Board: Town of Cicero Planning Board

Date Received: 5/21/2026
30-Day Deadline: 6/20/2026

Located: at 9328 Brewerton Road

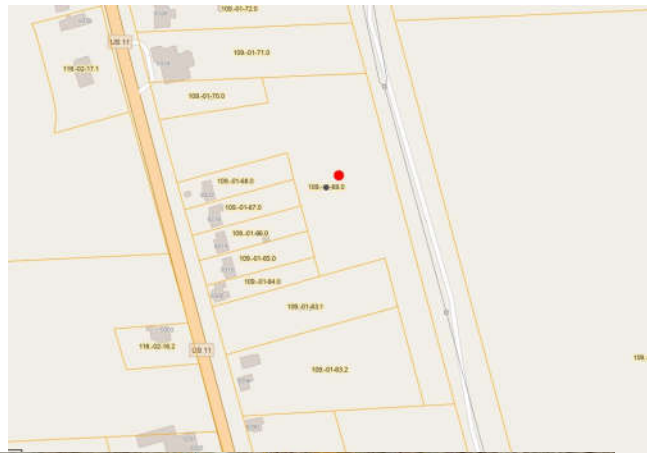
Tax Map Id: 109.-01-69.0

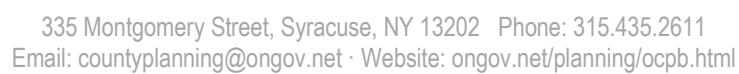
JURISDICTION:

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

Summary:

the applicant proposes to construct a 7,360 sf office space and equipment storage building on a vacant 4.02-acre parcel in a General Commercial (GC) zoning district





STAFF REVIEW:

Location:	The site is a large, vacant, irregularly-shaped flag-lot located between Brewerton Road and National Grid power lines running north-south through the area. The area is characterized by low-density residential uses, commercial uses along main roads, and large wooded parcels.
Proposed Site Layout:	Per the Overall Site Plan dated 3/11/26, the applicant proposes construction of a 7,360 sf building to be located at the rear of the site, surrounded on three sides by a paved area and a crushed stone area. A 25'-wide asphalt driveway provides access to the building, widening to 43'-wide to allow 16-parking spaces to be installed along the driveway. Per the Floor Plan dated 3/30/26, office space will comprise approximately 25% of the interior of the building with the remainder being a garage space for vehicle maintenance and tool and vehicle storage.
Access:	A 25'-wide driveway to Brewerton Road is proposed. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Easements:	Per the Topographic Survey dated 8/11/25, a 50'-wide Niagara Mohawk Power Corporation easement occurs along the rear site boundary with power lines located on the adjacent parcel. Per the Overall Site Plan, portions of the paved area, crushed stone, and detention basin will occur within the easement.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 5/8/26, 3.18 acres of the site will be disturbed by the proposed project and "stormwater will be collected, treated, stored and discharged into existing storm sewer through the proposed storm drainage system to be constructed as part of the development." Per the Overall Site Plan, stormwater basins will be installed south of the proposed building and between the parking area and the adjacent parcel to the south. 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. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.
Drinking Water:	A new connection to public drinking water is proposed to serve the proposed building. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	A new septic system is proposed to serve the site. Per the Site Plan Zoom-In dated 5/8/2026, the proposed septic tank and septic field are to be located along the driveway near the Brewerton Road frontage. ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed

by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site will be removed.

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

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

OCPB Case # Z-26-137

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Christian Freeman for the property located at 3705 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and

WHEREAS, the applicant proposes to demolish an existing commercial building and construct a 4-story hotel on a 1.22-acre parcel in a Planned Commercial (C-3) zoning district; and

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

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

1. The New York State Department of Transportation requires the applicant to coordinate Brewerton Road access plans with them. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection 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 also offers the following comments regarding the proposed development of the site:

1. Given the proposed use of the site, proximity to transit service, location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety along this corridor, the Board encourages the Town of Salina to work with property owners and the New York State Department of Transportation to plan for and add sidewalks and front yard planting strips along the Brewerton Road frontage, enhanced bus stop accommodations, as well as sidewalk connections to buildings fronting on the roadway.

As part of current project review, the Town is encouraged to review proposed developments in light of potential sidewalk and right-of-way enhancements to accommodate these changes, by requiring

applicants to provide these elements directly or allocating space at the front of the site for future implementation.

2. Every municipal approval provides an opportunity to improve community appearance. The Town is encouraged to require increased attention to screening, and aesthetic and environmental impacts of parking for this site and along this corridor. Front and rear yard landscaping is encouraged, as well as greenspaces and plantings to absorb stormwater runoff wherever possible. Use of shared parking, parking in reserve allowances, or reduced parking requirements may free up land for these purposes.

3. As a hotel use, provision of on-site electric vehicle charging facilities is encouraged as part of the approved site plan.

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

Case Number: Z-26-137
Type of Action: SITE PLAN
Applicant: Christian Freeman

Related Cases: Z-26-142

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 5/22/2026
30-Day Deadline: 6/21/2026

Located: at 3705 Brewerton Road

Tax Map Id: 045.-05-09.0

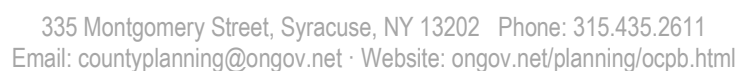
JURISDICTION:

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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay

Summary:

the applicant proposes to demolish an existing commercial building and construct a 4-story hotel on a 1.22-acre parcel in a Planned Commercial (C-3) zoning district





STAFF REVIEW:

Concurrent Reviews:	Z-26-142: Multiple Area Variances for the new hotel.
Past Board Reviews:	Z-25-199: No Position with Comment on a Zone Change from Highway Commercial (C-2) with a Motor Vehicle Service Facilities Overlay (OL-1) to Planned Commercial (C-3) to establish a hotel. The applicant was advised to coordinate road access and stormwater with NYSDOT, stormwater with OCWEP, and consider sidewalks and bus stop facilities. Z-08-41, Z-08-42: Modification of Site Plan and Special Permit referrals to establish a restaurant with bar and dance floor, advising the applicant to work with the NYSDOT, provide a visual buffer between the site and adjacent residential, obtain a cross-access agreement with adjacent parcels, and ensure the Town approves a lighting plan. The Board also encouraged the Town to require a sidewalk along the road frontage.
Location:	The site is located on Brewerton Road (US Route 11) in an area characterized by restaurants, retail, and small service uses. Residential uses abut the rear of the site. The site is located within one mile of Syracuse Hancock International Airport.
Existing Site Layout:	The site contains an approximately 6,780 sf single-story building located in the middle of the narrow 1.2-acre parcel with asphalt parking lots to the front and rear and a single driveway onto Brewerton Road, a state highway. The site has access to adjacent commercial properties via connected parking lots. The building and paved surfaces are to be removed.
Proposed Site Layout:	The Layout Plan (5/12/26) shows a 4-story hotel (43,400 sf gross floor area) to be constructed 60'6" from the parcel frontage. 92 parking spaces surround the building on all sides, covering the remainder of the site. The plan will result in minimal trace areas of greenspace on site, as parking and drive aisles abut parcel boundaries.
Variances:	The applicant is requesting multiple area variances for the project, citing consistency with commercial strip development typical of the corridor: - building height (45' where 30' allowed by code) - minimum lot width for current lot size (100' where 200'+ required by code) - front yard setback, consistent with adjacent buildings (60'6" where 75'+ required by code) - southern side yard setback for underground stormwater facilities (6' proposed where 20'+ required by code).
Access:	A new 24' wide driveway is shown onto Brewerton Road, a State highway, relocated to the north from its existing location. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Bike/Ped/Transit:	The site plan does not include sidewalks along Brewerton Road, nor between the hotel and parcel frontage. The New York State Department of Transportation and Onondaga County Planning Board have been encouraging the installation of sidewalks as part of other new development along this corridor to the north to facilitate safe, multi-modal options along this transitioning corridor. The proposed hotel use may benefit from pedestrian infrastructure conveniently connecting its guests to access nearby restaurants and retail uses,

The Syracuse Metropolitan Transportation Council (SMTC) has also 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.

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stop signage is located along the road edge along the corridor. The site plan does not feature any enhanced transit stop features, which may benefit travelers utilizing the hotel.

Lighting: A Photometric Plan (5/12/26) was submitted with referral materials, showing building and parking lot lighting locations and impacts.

Wetlands: A Wetlands Avoidance Plan (5/12/26) shows an "Approximate Wetland Location Coordinated with A. Guinan at NYSDEC on 4/2/26" on the rear portion of a separate parcel, with a presumed 100' "Approximate Buffer Location; Development To Avoid Impacts" surrounding the off-site wetland. The Buffer area encroaches slightly onto the rear corner of the site and narrowly avoids disturbed project areas per the plan.

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.

Stormwater: Per the EAF, 1.15 acres of the site will be disturbed by the proposed project and stormwater will be directed to "subsurface storm systems"; 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.

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.

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited.

Drinking Water: Per the EAF, a disconnect, and ultimate new connection to public drinking water is proposed to serve the hotel, with an anticipated demand of 12,090 gallons per day, a presumed increase from prior uses on the parcel.

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

Wastewater: Per the EAF, a disconnect, and ultimate new connection to public sewers is proposed to serve the hotel. The site is located in the Metropolitan Wastewater Treatment Plant service area.

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

ADVISORY NOTE: The Onondaga County Department of Water Environment

Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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 Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

Other: The EAF notes that Federal Aviation Administration review was initiated July 2025, presumably for building height in proximity to runway protection zones.

Other: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

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-26-138

- 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 Greg Procopio for the property located at 2301 Teall Ave; 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 Court Street (Route 298), a state highway, and Teall Avenue (Route 228), a county highway; and
- WHEREAS, the applicant is requesting a special permit to establish a used motor vehicle sales facility on a 3.0-acre lot in a Planned Commercial (C-3) and Light Industrial (O-2) zoning districts; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Town is encouraged to consider the potential negative effects of allowing used car sales in this potentially non-compatible location. Given proximity of residential uses, the municipality should ensure limits on display space and ensure no servicing of vehicles on site.

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

Case Number: Z-26-138
Type of Action: SPECIAL PERMIT
Applicant: Greg Procopio

Related Cases:

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 5/22/2026
30-Day Deadline: 6/21/2026

Located: at 2301 Teall Ave

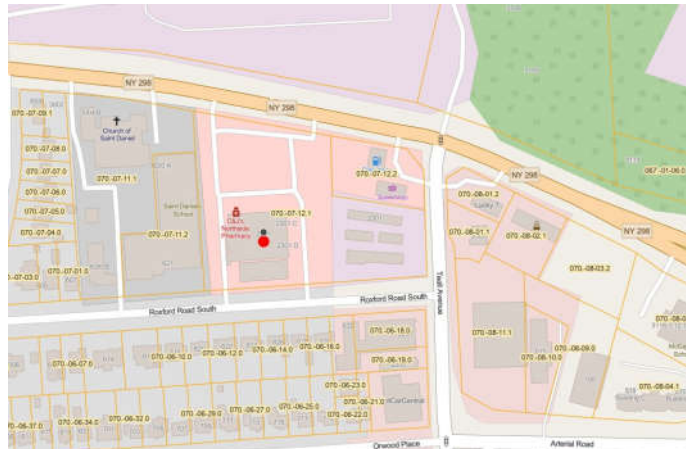
Tax Map Id: 070.-07-12.1

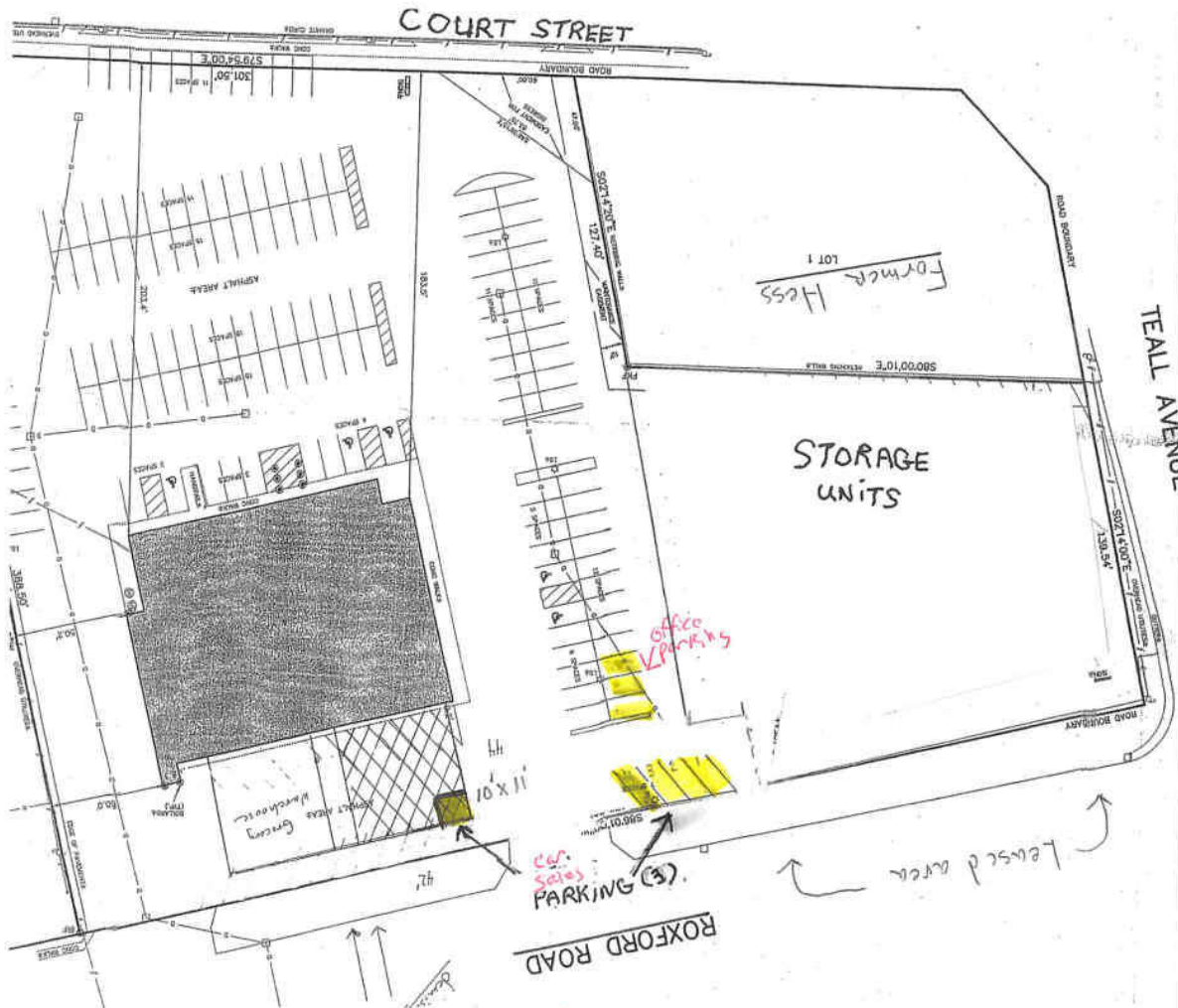
JURISDICTION:

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 Court Street (Route 298), a state highway, and Teall Avenue (Route 228), a county highway

Summary:

the applicant is requesting a special permit to establish a used motor vehicle sales facility on a 3.0-acre lot in a Planned Commercial (C-3) and Light Industrial (O-2) zoning districts





STAFF REVIEW:

Past Board Reviews:	-Site plan referral (Z-15-34) to construct a 4,578 sf addition to an existing 13,005 sf mixed-use retail building. -Zone change referral (Z-16-293) to change the site from Planned Commercial (C-3) to Office and Light Industrial Park (O-2). -Site plan referral (Z-16-385) to construct three self-storage buildings. -Site plan referral (Z-18-1) to construct two buildings totaling 2,200 sf as Phase 2 of constructing a mini-storage facility project. The Board recommended Modification of the project, advising the applicant that per the NYS Department of Transportation (NYSDOT) all existing parking in the State right-of-way along Court Street must be removed and is subject to the permitting requirements and advising the applicant to contact the Onondaga County Department of Transportation (OCDOT) regarding proposed work along the Teall Avenue right-of-way and the proposal may be subject to permitting requirements. The Board provided comments encouraging sidewalks and street trees along the Teall Avenue frontage and encouraging green infrastructure.
Location:	The site is an L-shaped parcel surrounding a Speedway gas station at the corner of Teall Avenue and Court Street, with additional frontage on Roxford Road South, a local road serving a residential neighborhood. Surrounding land uses are residential and a mix of religious, commercial, and industrial.
Existing Site Layout:	The site contains a commercial shopping plaza, Lyncourt Plaza, which contains a Grocery Outlet store, a bottle and can return, a pharmacy, a scrub supplier, and a self-service storage business. The retail portion of the plaza is located along the Roxford Road South frontage with a parking lot along three sides, including along the Court Street frontage. The eastern portion of the site, at the corner of Teall Avenue and Roxford Road South, contains the mini self-storage company, comprised of four long storage buildings, surrounded by asphalt.
Project Detail:	The applicant requests a special use permit to allow used motor vehicle sales on site. Per the plan included with the referral (untitled, undated), the facility will utilize 6 parking spaces, 3 spaces for the office and 3 spaces for car sales parking. Per an email with Town staff dated 5/27/26, the car sales office will be located in the plaza.
Access:	The site has two driveways to Court Street, (NYS Route 298) and two driveways to Roxboro Road South, a local road. No changes to the current access is proposed.
Other:	The site is served by public drinking water and public sewers and no changes to the existing infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area.
Bike/Ped/Transit:	The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

The site has sidewalks along the Court Street frontage, but not along the Teall Avenue or Roxboro Road South frontages.

Other: The New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734029, 734057).

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

OCPB Case # Z-26-139

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 Marcellus Planning Board at the request of Tefft Meadows for the property located at 8 Paul 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 North Street (Route 174), a state highway; and

WHEREAS, the applicant proposes to demolish a storage building and construct a 20-unit senior residence (Tefft Meadows) on a 6.32-acre parcel in a Multi-Family Residential (RC) zoning district; and

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

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

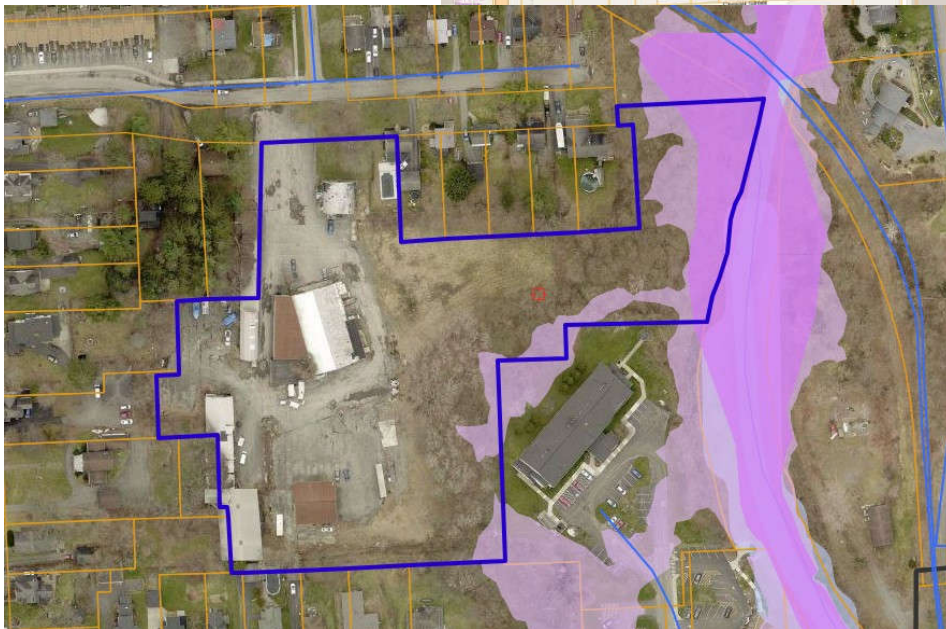
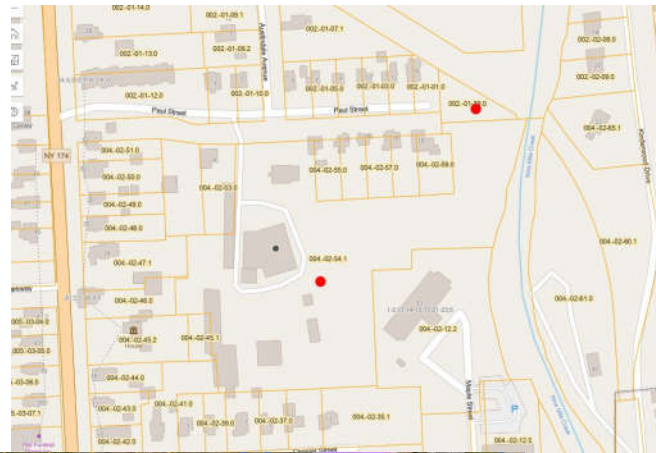
The Board encourages attention to enhancing public connectivity between community assets wherever possible as development occurs. Extension of sidewalks to connect to Maple Street, and designation of expanded easements along the length of Nine Mile Creek shoreline to allow for potential future Creek walk or public access opportunities are suggested.

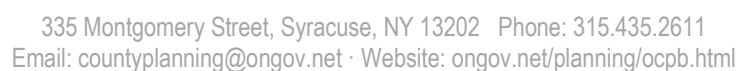
The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Marty Masterpole-yes; Renee Dellas-yes; Don Radke-yes.

Tax Map Id: 004.-02-54.1; 002.-01-39.0

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 Street (Route 174), a state highway

the applicant proposes to demolish a storage building and construct a 20-unit senior residence (Tefft Meadows) on a 6.32-acre parcel in a Multi-Family Residential (RC) zoning district





STAFF REVIEW:

Concurrent Reviews:	S-26-139: Site Plan and S-26-140: Special Permit referrals for proposed senior living facility.
Past Board Reviews:	Z-14-274: Zone Change from RC to PD on two parcels to convert a lumber yard to allow for a proposed 47-lot mixed unit residential development. Z-22-21: Project Site Review to convert a lumber yard into Tefft Meadows Apartments, a two-story, 60-unit senior apartment building. The Board offered No Position with Comment on both, commending redevelopment plans, and recommending connections to nearby assets such as the Library and the Nine Mile Creek, and ensuring sensitivity to stormwater and potential flooding conditions.
Location:	The site is located in a village center residential area, and abutting the Nine Mile Creek. Upper Crown Landing Apartments and the Marcellus Free Library are southeast of the property.
Existing Site Layout:	Per aerial photography and the Site Preparation Plan (5/16/26), the site contains several existing single story and storage buildings from its former use as a lumber yard, as well as a former residence. All buildings are to be demolished and existing large areas of pavement are to be removed. An existing retaining wall is to remain. An existing NYS E&G easement is marked on the plan with a note that it will be removed per the owner prior to construction. The east side of the lot abutting Nine Mile Creek is lightly forested and undeveloped.
Proposed Site Layout:	Referral materials show a proposed two-story, approximately 20,000 sf building with 38 parking spaces to be constructed in the center of the site. 20 Senior residential units will be provided, with 1 fully handicapped accessible and 19 adaptable apartment units.
Access:	Driveway and pedestrian access is shown via Paul Street, a Village street. A sidewalk surrounds the front and sides of the building and leads to Paul Street through a lawn area. An EV parking station is indicated within the parking lot.
Floodplain/Flood way:	Portions of the parcel along Nine Mile Creek, are to remain undeveloped per plans, indicate the presence of the 100-year FEMA floodplain, as well as the more restrictive Floodway. 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.
Stormwater:	The EAF notes 1+/- acre of impervious surface coverage will be created. Plans show a stormwater retention facility between the building and Paul Street, as well as a rain garden / bio-retention area within the open space between the parking lot and Creek. 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.
Bike/Ped/Transit:	A 20-foot wide access easement is shown leading from Paul Street to the east,

leading to Nine Mile Creek, a Class C stream. The Village of Marcellus, neighboring municipalities and Onondaga County have been progressing planning efforts aimed at extending a multi-use trail along Nine Mile Creek and related lands.

Modest plantings, monument signage, and lighting plans were also included.

Drinking Water: The apartment building is anticipated to utilize 2,200 gallons per day of drinking water, to be supplied by OCWA.

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

Wastewater: The site is located outside of the Onondaga County Sanitary District. Wastewater infrastructure and treatment will be provided by the Village of Marcellus.

Historic Resources: Per the EAF, the site is located near the Tefft-Steadman House and the Marcellus Historical Society, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places. A letter from the NYS Historic Preservation Office dated July 23, 2025 indicates that the project will have No Adverse Effect on historic or archeologic resources, as part of Section 106 review.

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

OCPB Case # Z-26-140

- 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 Marcellus Planning Board at the request of Tefft Meadows for the property located at 8 Paul 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 North Street (Route 174), a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 20-unit senior apartment building (Tefft Meadows) on a 6.32-acre parcel in a Multi-Family Residential (RC) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board encourages attention to enhancing public connectivity between community assets wherever possible as development occurs. Extension of sidewalks to connect to Maple Street, and designation of expanded easements along the length of Nine Mile Creek shoreline to allow for potential future Creek walk or public access opportunities are suggested.

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

Case Number: Z-26-140
Type of Action: SPECIAL PERMIT
Applicant: Tefft Meadows

RelatedCases: Z-26-139

Referring Board: Village of Marcellus Planning Board

Date Received: 5/22/2026
30-Day Deadline: 6/21/2026

Located: at 8 Paul Street

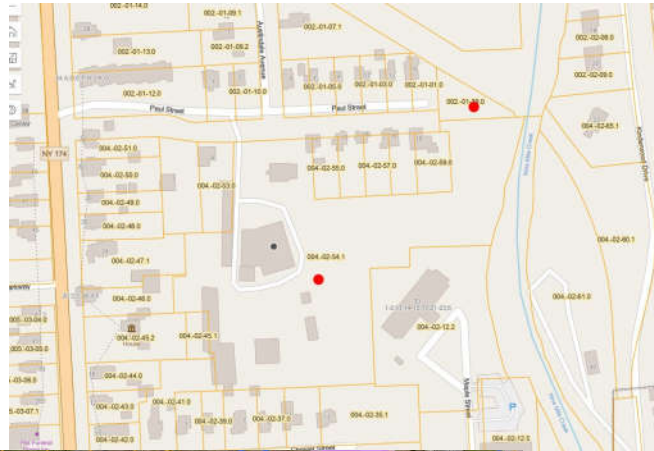
Tax Map Id: 004.-02-54.1; 002.-01-39.0

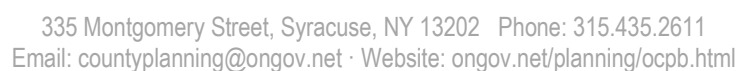
JURISDICTION:

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 North Street (Route 174), a state highway

Summary:

the applicant is requesting a special permit to construct a 20-unit senior apartment building (Tefft Meadows) on a 6.32-acre parcel in a Multi-Family Residential (RC) zoning district





STAFF REVIEW:

Concurrent Reviews:	S-26-139: Site Plan and S-26-140: Special Permit referrals for proposed senior living facility.
Past Board Reviews:	Z-14-274: Zone Change from RC to PD on two parcels to convert a lumber yard to allow for a proposed 47-lot mixed unit residential development. Z-22-21: Project Site Review to convert a lumber yard into Tefft Meadows Apartments, a two-story, 60-unit senior apartment building. The Board offered No Position with Comment on both, commending redevelopment plans, and recommending connections to nearby assets such as the Library and the Nine Mile Creek, and ensuring sensitivity to stormwater and potential flooding conditions.
Location:	The site is located in a village center residential area, and abutting the Nine Mile Creek. Upper Crown Landing Apartments and the Marcellus Free Library are southeast of the property.
Existing Site Layout:	Per aerial photography and the Site Preparation Plan (5/16/26), the site contains several existing single story and storage buildings from its former use as a lumber yard, as well as a former residence. All buildings are to be demolished and existing large areas of pavement are to be removed. An existing retaining wall is to remain. An existing NYS E&G easement is marked on the plan with a note that it will be removed per the owner prior to construction. The east side of the lot abutting Nine Mile Creek is lightly forested and undeveloped.
Proposed Site Layout:	Referral materials show a proposed two-story, approximately 20,000 sf building with 38 parking spaces to be constructed in the center of the site. 20 Senior residential units will be provided, with 1 fully handicapped accessible and 19 adaptable apartment units.
Access:	Driveway and pedestrian access is shown via Paul Street, a Village street. A sidewalk surrounds the front and sides of the building and leads to Paul Street through a lawn area. An EV parking station is indicated within the parking lot.
Floodplain/Flood way:	Portions of the parcel along Nine Mile Creek, are to remain undeveloped per plans, indicate the presence of the 100-year FEMA floodplain, as well as the more restrictive Floodway. 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.
Stormwater:	The EAF notes 1+/- acre of impervious surface coverage will be created. Plans show a stormwater retention facility between the building and Paul Street, as well as a rain garden / bio-retention area within the open space between the parking lot and Creek. 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.
Bike/Ped/Transit:	A 20-foot wide access easement is shown leading from Paul Street to the east,

leading to Nine Mile Creek, a Class C stream. The Village of Marcellus, neighboring municipalities and Onondaga County have been progressing planning efforts aimed at extending a multi-use trail along Nine Mile Creek and related lands.

Drinking Water: The apartment building is anticipated to utilize 2,200 gallons per day of drinking water, to be supplied by OCWA.

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

Wastewater: The site is located outside of the Onondaga County Sanitary District. Wastewater infrastructure and treatment will be provided by the Village of Marcellus.

Historic Resources: Per the EAF, the site is located near the Tefft-Steadman House and the Marcellus Historical Society, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places. A letter from the NYS Historic Preservation Office dated July 23, 2025 indicates that the project will have No Adverse Effect on historic or archeologic resources, as part of Section 106 review.

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

OCPB Case # Z-26-142

- 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 Christian Freeman for the property located at 3705 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting several area variances related to the construction of a 4-story hotel on a 1.22-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The New York State Department of Transportation requires the applicant to coordinate Brewerton Road access plans with them. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection 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 also offers the following comments regarding the proposed development of the site:

1. Given the proposed use of the site, proximity to transit service, location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety along this corridor, the Board encourages the Town of Salina to work with property owners and the New York State Department of Transportation to plan for and add sidewalks and front yard planting strips along the Brewerton Road frontage, enhanced bus stop accommodations, as well as sidewalk connections to buildings fronting on the roadway.

As part of current project review, the Town is encouraged to review proposed developments in light of potential sidewalk and right-of-way enhancements to accommodate these changes, by requiring

applicants to provide these elements directly or allocating space at the front of the site for future implementation.

2. Every municipal approval provides an opportunity to improve community appearance. The Town is encouraged to require increased attention to screening, and aesthetic and environmental impacts of parking for this site and along this corridor. Front and rear yard landscaping is encouraged, as well as greenspaces and plantings to absorb stormwater runoff wherever possible. Use of shared parking, parking in reserve allowances, or reduced parking requirements may free up land for these purposes.

3. As a hotel use, provision of on-site electric vehicle charging facilities is encouraged as part of the approved site plan.

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

Case Number: Z-26-142
Type of Action: AREA VARIANCE
Applicant: Christian Freeman

Related Cases: Z-26-137

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 5/22/2026
30-Day Deadline: 6/21/2026

Located: at 3705 Brewerton Road

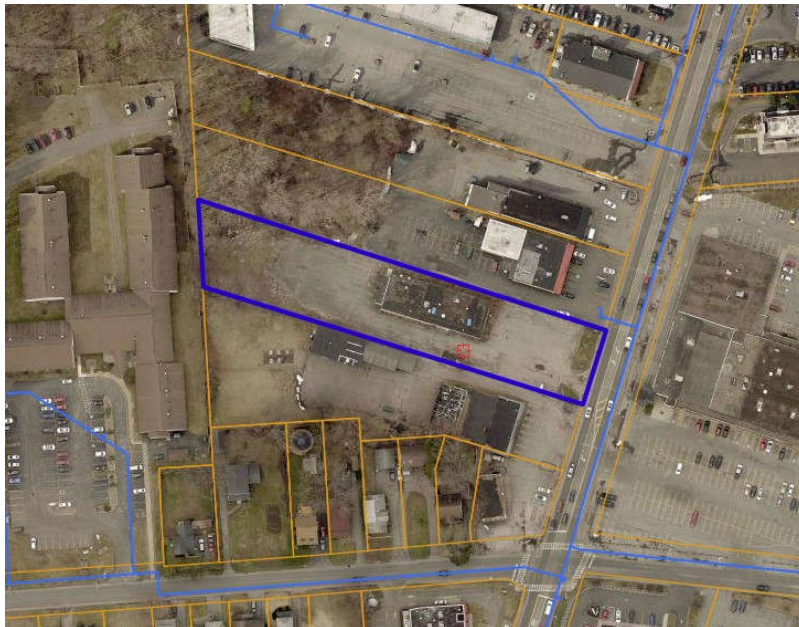
Tax Map Id: 045.-05-09.0

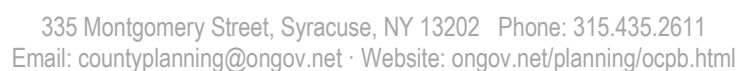
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay

Summary:

the applicant is requesting several area variances related to the construction of a 4-story hotel on a 1.22-acre parcel in a Planned Commercial (C-3) zoning district





STAFF REVIEW:

Concurrent Reviews:	Z-26-137: Site Plan for a 92-room hotel.
Past Board Reviews:	Z-25-199: No Position with Comment on a Zone Change from Highway Commercial (C-2) with a Motor Vehicle Service Facilities Overlay (OL-1) to Planned Commercial (C-3) to establish a hotel. The applicant was advised to coordinate road access and stormwater with NYSDOT, stormwater with OCWEP, and consider sidewalks and bus stop facilities. Z-08-41, Z-08-42: Modification of Site Plan and Special Permit referrals to establish a restaurant with bar and dance floor, advising the applicant to work with the NYSDOT, provide a visual buffer between the site and adjacent residential, obtain a cross-access agreement with adjacent parcels, and ensure the Town approves a lighting plan. The Board also encouraged the Town to require a sidewalk along the road frontage.
Location:	The site is located on Brewerton Road (US Route 11) in an area characterized by restaurants, retail, and small service uses. Residential uses abut the rear of the site. The site is located within one mile of Syracuse Hancock International Airport.
Existing Site Layout:	The site contains an approximately 6,780 sf single-story building located in the middle of the narrow 1.2-acre parcel with asphalt parking lots to the front and rear and a single driveway onto Brewerton Road, a state highway. The site has access to adjacent commercial properties via connected parking lots. The building and paved surfaces are to be removed.
Proposed Site Layout:	The Layout Plan (5/12/26) shows a 4-story hotel (43,400 sf gross floor area) to be constructed 60'6" from the parcel frontage. 92 Parking space sare proposed to surround the building on all sides, covering the remainder of the site. The Plan will result in minimal trace areas of greenspace on site, as parking and drive aisles abut parcel boundaries.
Variances:	The applicant is requesting multiple area variances for the project, citing consistency with commercial strip development typical of the corridor: - building height (45' where 30' allowed by code) - minimum lot width for current lot size (100' where 200'+ required by code) - front yard setback, consistent with adjacent buildings (60'6" where 75'+ required by code) - southern side yard setback for underground stormwater facilities (6' proposed where 20'+ required by code).
Access:	A new 24' wide driveway is shown onto Brewerton Road, a State highway, relocated to the north from its existing location. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Bike/Ped/Transit:	The site plan does not include sidewalks along Brewerton Road, nor between the hotel and parcel frontage. The New York State Department of Transportation and Onondaga County Planning Board have encouraged the installation of sidewalks as part of other new developments to the north along this corridor to facilitate safe, multi-modal options along this transitioning corridor. The proposed hotel use may benefit from pedestrian infrastructure conveniently connecting its guests to access nearby restaurants and retail uses.

The Syracuse Metropolitan Transportation Council (SMTTC) has also 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.

Bike/Ped/Transit:	Per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stop signage is located along the road edge along the corridor. The site plan does not feature any enhanced transit stop features, which may benefit travelers utilizing the hotel.
Lighting:	A Photometric Plan (5/12/26) was submitted with referral materials, showing building and parking lot lighting locations and impacts.
Wetlands:	A Wetlands Avoidance Plan (5/12/26) shows an "Approximate Wetland Location Coordinated with A. Guinan at NYSDEC on 4/2/26" on the rear portion of a separate parcel, with a presumed 100' "Approximate Buffer Location; Development To Avoid Impacts" surrounding the off-site wetland. The Buffer area encroaches slightly onto the rear corner of the site and narrowly avoids disturbed project areas per the plan. 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.
Stormwater:	Per the EAF, 1.15 acres of the site will be disturbed by the proposed project and stormwater will be directed to "subsurface storm systems"; 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. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	Per the EAF, a disconnect, and ultimate new connection to public drinking water is proposed to serve the hotel, with an anticipated demand of 12,090 gallons per day, a presumed increase from prior uses on the parcel. ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to confirm water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	Per the EAF, a disconnect, and ultimate new connection to public sewers is proposed to serve the hotel. The site is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary 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 EAF notes that Federal Aviation Administration review was initiated July 2025, presumably for building height in proximity to runway protection zones.

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

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>*



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Salina Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, May 28, 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-26-123

REFERRING BOARD: Town of Salina Town Board

DATE RECEIVED: 5/11/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Salina

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 considering a local law for a temporary 12-month moratorium on Commercial Cryptocurrency Mining Operations and Data Processing Centers in the Town of Salina. Per the proposed law, the purpose of the moratorium is "to address through planning and legislation, the promotion of the protection, order, conduct, safety health and well-being of the residents of the Town which are presented as heightened risks associated with commercial cryptocurrency mining operations and Data Processing Centers. Further, it is the purpose of this Local Law to facilitate the adoption of land use and zoning regulations and laws to protect and enhance the Town's natural, historic, cultural and electrical resources."

The definitions provided in the proposed law are:

Cryptocurrency: "a digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds,

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operating independently of a central bank.”

Commercial Cryptocurrency Mining: “the commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of Data Processing Centers employing data processing equipment.”

Data Processing Center: “a facility housing multiple banks of computers within a building, modular facilities containing processors in multiple storage-like containers, sever clusters commonly known as ‘Data Processing Centers’ and other operations related to cryptocurrency mining, blockchain authenticating, Artificial Intelligence (A.I.) processing, general data computing, processing and storage, and other large-scale electronic-based centers of the like.”

During the moratorium, no applications will be accepted and no permits will be granted for Data Processing Centers or Commercial Cryptocurrency Mining operations, along with related approvals including site plans, special use permits, building permits.

The Code Enforcement Officer shall issue appearance tickets for violations of the moratorium. Applications for relief from this moratorium may be made to the Town Board and shall be reviewed utilizing the use variance criteria.

Advisory Note(s):

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

RECOMMENDATION: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Van Buren Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, May 28, 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-26-126
REFERRING BOARD: Town of Van Buren Town Board
DATE RECEIVED: 5/15/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Van Buren
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 Town of Van Buren is proposing Local Law No. A-2026, to impose a 12-month moratorium on the development, construction, or use of cryptocurrency mining operations, data mining, data processing centers, and data storage facilities within the Town.

Per the proposed law, cryptocurrency mining operations, data mining, data processing centers, and data storage facilities have a high demand for energy, cooling, and water mechanisms, and “can result in disturbing noise generation” and can have a negative impact and “the Town’s infrastructure, environment, public health and safety, and welfare of its residents.” The Town will utilize the moratorium to “study and address any concerns, including but not limited to zoning, environmental impacts, public safety, and economic implications.

The proposed law includes definitions for “commercial cryptocurrency mining”, “cryptocurrency”, “cryptocurrency data mine”, “data mining”, “data processing

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

center”, “data storage facilities”, “high density load service”, and “server farm”. “High density load service” is defined as “the provision of electrical service where the requested load density has, for any monthly billing period, either an average power demand in excess of 300 kW, or an average power density in excess of 250 kW-hours per year per square foot of the leased or owned boundaries of floor space devoted to operating the data processing equipment, and excludes space used for offices, storage, and other non-electronic processing uses.” A “server farm” is defined as “three or more interconnected computers housed together in a single facility whose primary function is to perform cryptocurrency mining or associated data processing.”

This proposed law excludes any facility which has been previously approved or is located on Town property. Modification, enlargement, or alteration of previously approved facilities is prohibited. Relief from the moratorium may be applied for with the Code Enforcement Office and will be evaluated by the Town Board utilizing NYS Use Variance criteria.

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

RECOMMENDATION: No Position



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Town Board
FROM: Troy Waffner, Director Of Planning
DATE: Thursday, May 28, 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-26-136

REFERRING BOARD: Town of DeWitt Town Board

DATE RECEIVED: 5/22/2026

TYPE OF ACTION: TEXT AMENDMENT

APPLICANT: Town of DeWitt

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 Town of DeWitt is proposing an amendment to the Zoning Code Chapter 192 to establish a new article of the DeWitt Town Code entitled "Moratorium on Data Centers" imposing an 18-month moratorium prohibiting the review and approval of applications and issuance of permits for "data centers" in the Town of DeWitt for a term extending through December 31, 2027.

Per the proposed law, the rapid expansion of data centers and related data center infrastructure across the United States presents "significant and documented concerns regarding energy consumption, environmental quality, land use and the economic welfare of local communities." The Town also noted concern related to the potential loss of agricultural lands, woodlands and other non-industrial lands as a result of data center development and noted that in February of 2026 Senate Bill S9144 was introduced to the State Senate proposing a three year, ninety day moratorium on data center development statewide. The Town noted that the moratorium in the Town of DeWitt will allow

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the Town Board to conduct a “thorough study of these issues and determines what regulations, rules, laws and/or controls, if any, are necessary for the safe, orderly and sustainable development of the Town and the protection of its residents and natural resources.” The town also noted that a moratorium will allow the Town to monitor developments related to New York State’s progress in adopting rules and regulations for data centers.

The proposed law includes a definition of a “data center” which is defined as “All buildings, equipment, structures, infrastructure within an existing structure, and other stationary items, such as server racks, that are located on a single site or on contiguous, adjacent or otherwise connected sites, and that are owned or operated by the same entity or by any entity who controls, is controlled by, or is under common control by such entity, regardless of whether the data center is a single-occupant site or multi-occupant site, that is capable of using twenty (20) megawatts of electricity or more and is designed or intended to be primarily engaged in data processing, data storage, data transport, web hosting, web streaming support, or other services described under Code 518210 of the 2022 North American Industry Classification System.”

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: Thursday, May 28, 2026
RE: GML Administrative Review - 136 Walton 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-26-141

REFERRING BOARD: City of Syracuse Zoning Administration

DATE RECEIVED: 5/22/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Diana Jaramillo

LOCATION: 136 Walton Street

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Milton J. Rubenstein Museum of Science and Technology (MOST), a county facility

TAX ID(s): 101.-04-13.0

PROPOSAL: The site is an existing two-story, mixed-use building along Walton Street in the Armory Square section of downtown Syracuse. The first floor is an existing commercial space being utilized as a beauty salon. The applicant is proposing interior renovation of part of the second floor to create an additional dwelling unit (one dwelling unit existing). Proposed renovations to include creating two bedrooms, one and a half bathrooms, and a laundry area along with updates to interior doors, trim, and painting. A rooftop terrace will also be created. No exterior work is proposed.

RECOMMENDATION: No Position

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