



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

June 24, 2026

I. ATTENDANCE

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

MEMBERS PRESENT

Marty Voss
Michael LaFlair
Kevin Casserino
Renee Dellas
Marty Masterpole
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon
Annie Amidon

GUESTS PRESENT

Chris Baiamonte

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 24, 2026.

III. APPROVAL OF MINUTES

Minutes from June 3, 2026 were submitted for approval. Michael LaFlair made a motion to accept the minutes. Kevin Casserino seconded the motion. The votes were recorded as follows: Marty Voss - yes; Michael LaFlair - yes; Kevin Casserino - yes; 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-26-18	TLysZBA	<i>No Position With Comment</i>
Z-26-145	TGedZBA	<i>Modification</i>
Z-26-147	TClaZBA	<i>No Position</i>
Z-26-148	TSalZBA	<i>Modification</i>
Z-26-149	TDewTB	<i>No Position</i>
Z-26-152	TClaPB	<i>Modification</i>
Z-26-153	TLysPB	<i>No Position With Comment</i>
Z-26-156	TCicPB	<i>No Position</i>
Z-26-157	TClaPB	<i>No Position</i>
Z-26-158	TClaTB	<i>Modification</i>
Z-26-162	CSyrPB	<i>Modification</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

S-26-19	CSyrPB	<i>No Position</i>
Z-26-143	TManTB	<i>No Position</i>
Z-26-144	TManTB	<i>No Position</i>
Z-26-146	TClaZBA	<i>No Position With Comment</i>
Z-26-154	TSalZBA	<i>No Position</i>
Z-26-155	VEsyZBA	<i>No Position</i>
Z-26-160	TDewPB	<i>No Position</i>
Z-26-161	CSyrZA	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:50 am.

OCPB Case # S-26-18

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Zoning Board of Appeals at the request of Robert Shanahan/Greentree Realty for the property located at 8850 River Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of River Road (Route 37), a county highway, and the municipal boundaries between the Town of Lysander, the Town of Clay and Oswego County; and

WHEREAS, the applicant is proposing to subdivide and add 3 additional lots to an existing subdivision on a 21.38-acre parcel in a Planned Unit Development (PUD) zoning district; and

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

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

The Board encourages the incorporation of encumbered lands, including lands containing floodplain, floodway, flowage easements, and/or wetlands and their buffers, to be incorporated into proposed Lot 17 or other separate lot, to help ensure the protection of lands from encroachment. The applicant should also provide legal means of access to the landlocked parcel and ensure mechanisms are in place for ownership, maintenance, and access to Lot 17.

The Board has No Position regarding the proposed subdivision, but reiterates prior requirements and comments regarding the proposed development:

1. The site is currently 22 acres of forested land containing wildlife habitats, federal wetlands, floodway, and floodplains. The forest on site plays an important role in mitigating risk of floods along the river, buffering neighboring properties, and mitigating stormwater. The applicant and municipality are encouraged to consult the Onondaga County Soil and Water Conservation District regarding this site and how to develop this area while reducing possible negative impact of this development, including the recommended tree retention assessment.

The applicant must show tree retention on the Site Plan, indicating which forest will remain and any natural buffer they intend to retain and/or construct to mitigate increased flood and pollution risk caused by the removal of trees in this important habitat and Greenway.

2. The applicant must continue to coordinate River Road access plans with the Onondaga County

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

3 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.

4. The Site Plan must be modified to reduce the total number of parking spaces, to be at or near minimums required by Town code, in order to avoid unnecessary impervious surface and related potential risks to stormwater contamination and flooding.

5. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as an extensive internal sidewalk network, recreational or playground area, landscaping along the road frontage and around the parking lots, and vegetative buffering for adjacent residential properties.

6. The applicant is encouraged to construct pedestrian and bicycle infrastructure connections to the Radisson Community's trail network and recreation amenities located across River Road from the site.

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

Case Number: S-26-18
Type of Action: FINAL SUBDIVISION
Applicant: Robert Shanahan/Greentr

RelatedCases:

Referring Board: Town of Lysander Zoning Board of Appeals

Date Received: 6/11/2026
30-Day Deadline: 7/11/2026

Located: at 8850 River Road

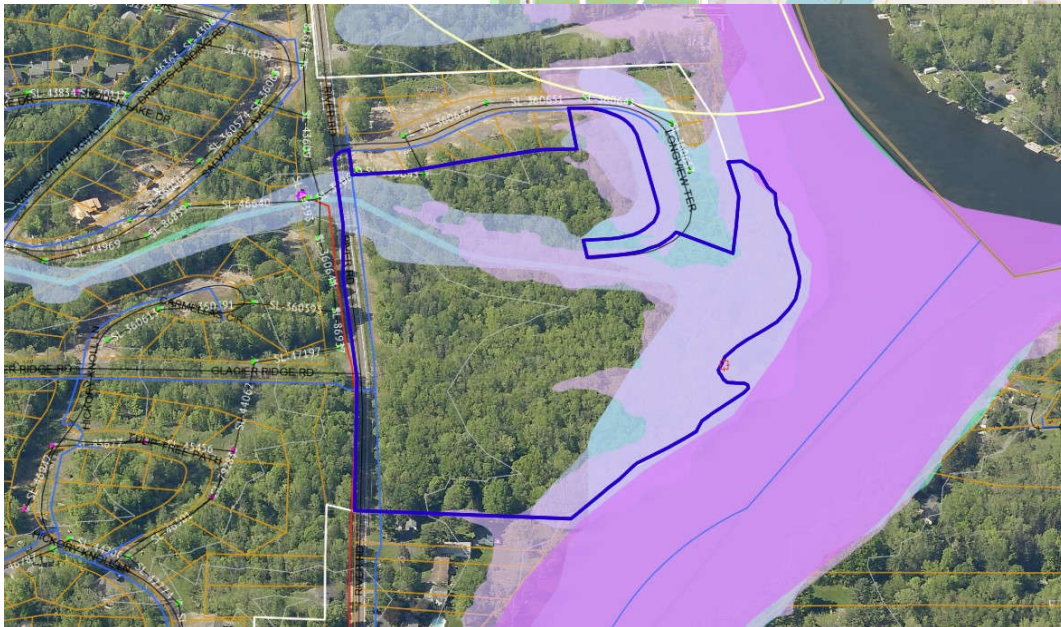
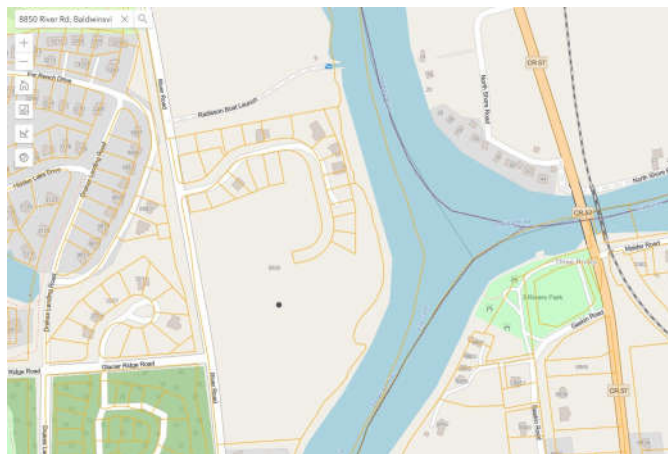
Tax Map Id: 082.-04-10.1

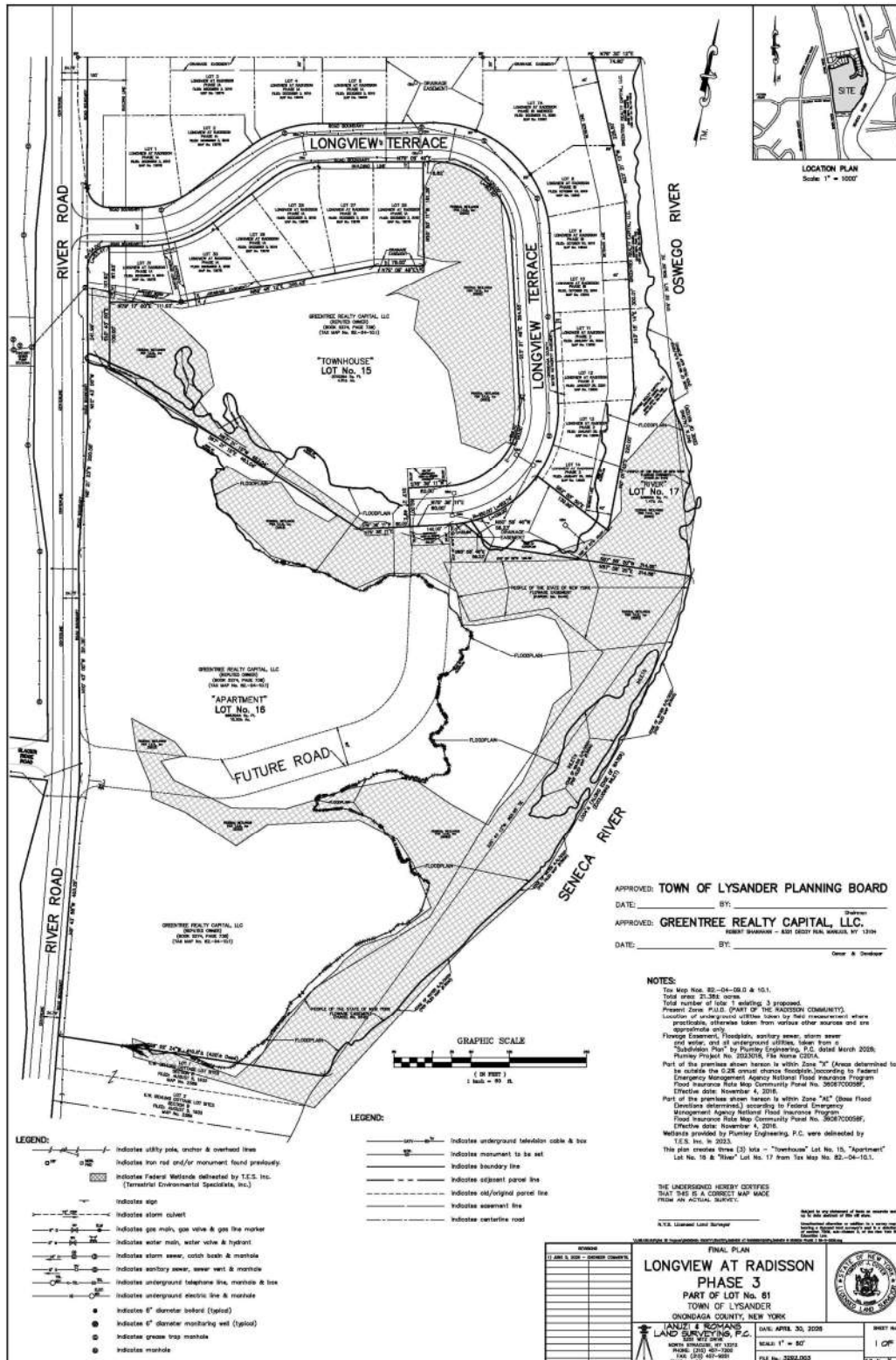
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of River Road (Route 37), a county highway, and the municipal boundaries between the Town of Lysander, the Town of Clay and Oswego County

Summary:

the applicant is proposing to subdivide and add 3 additional lots to an existing subdivision on a 21.38-acre parcel in a Planned Unit Development (PUD) zoning district





STAFF REVIEW:

Past Board Reviews: Site Plan referral (Z-23-306) to construct 170 dwelling units in seventeen 3-story apartment buildings. The Board recommended Modification, advising the 21-acres of forested land contained wildlife habitat, federal wetlands, floodway, and floodplains and the site plays an important role in both mitigating risk of floods around the river by buffering neighboring properties, and mitigating stormwater. The applicant was required to show tree retention on the site plan indicating which forest will remain and any natural buffer they intend to retain and/or construct to mitigate increased flood and pollution risk caused by the removal of trees in this important habitat and Greenway. The Board also advised against considering future phases located within the floodplain.

The Board advised the applicant was required to coordinate with Onondaga County Department of Transportation (OCDOT), that an extension of public wastewater infrastructure must be approved by the Onondaga County Departments of Health and Water Environment Protection (OCHD, WEP), and advising against the excessive parking reflected on the current plans.

A Site Plan dated 11/2025 was included with this referral, showing the proposal for 120 apartment units in 12 buildings and 21 townhouse units, totaling 141 units and 303 parking spaces. The updated site plan was not referred to this Board. Per an email from the Town dated 6/16/26, the Town is working with the applicant and is close to approving the Site Plan.

Per a Parking Summary on the Site Plan, the applicant proposes construction of 303 parking spaces when Town Code requires 282 parking spaces.

Location: The site is a part of the Radisson Community development and is a vacant wooded parcel located between the Oswego and Seneca Rivers and River Road, immediately south of the newly created Longview Terrace homes.

Subdivision Per the Final Plan Longview at Radisson Phase 3 dated 4/30/26, the applicant is proposing to subdivide the 21.38-acre lot into three new lots: Lot No. 15 (4.61 acres) to contain townhouses, Lot No. 16 (15.30 acres) to contain apartments, and Lot No. 17 (1.47 acres) which is designated as "River". Per the local application, Lot 17 will be retained by owner. Further details regarding its use are not provided.

The subdivision map shows a section of "Future Road" to extend from the current terminus of Longview Terrace to River Road, across from its intersection with Glacier Ridge Road.

Easements: Per the Subdivision Map, there is a "People of the State of New York Flowage Easement" which appears to coincide with portions of the Seneca River shoreline and an area where a federally regulated riverine wetland flows into the Seneca River. It appears the development will not encroach into this easement, except a small portion of the future roadway near its intersection with Longview Terrace.

- A drainage easement is shown between proposed Lot 17 and Longview Terrace.
- Two 30' x 60' "Temporary Turn Around" easements will be located at the end of Longview Terrace.

Wetlands: GIS mapping shows the entirety of the Oswego and Seneca Rivers' shoreline and the location of an existing stream contain state and federal wetlands. Multiple areas of federal wetland are depicted on the Subdivision Map and the wetland is noted as

“provided by” by Plumley Engineering and delineated by T.E.S. Inc. in 2023. Portions of the Future Road cross the wetlands, indicated on the Site Plan as “wetland disturbance”.

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

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. The area covered by floodplain approximates the same area covered by federal wetlands.

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.

Proposed Site Layout: A Final Site Plan for the proposed development dated 11/2025 was included with the referral materials. The Site Plan depicts the proposed “Future Road” extending north to provide access and parking to 21 townhouses. The apartment buildings are arranged in two areas on either side of the “Future Road” with driveways from the internal road providing access to the buildings and parking lots. Six apartment buildings will be located south of the “Future Road” and six will be located on the north side of the road, south of the existing stream. The floodplain and 2023 delineated wetland boundaries are indicated on the Site Plan and it appears all buildings and most parking areas are located outside of these boundaries. The internal road crosses the wetland and floodplain in multiple locations.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed connections to River Road must meet Department requirements.

Stormwater: The Subdivision Map and Environmental Assessment Form (EAF) dated 5/29/26 do not address proposed stormwater mitigation for the future development. The Final Site Plan depicts at least 6 stormwater management areas.

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

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

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

Wastewater: A new connection to the public sewers is proposed to serve the proposed lots. The site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area and Radisson Sewer District.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection and Department of Health, any extension of public sewerage is subject to review and approval.

Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Other:	The project is within 2,000 feet of a site (ID:B00015) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Plants/Animals:	The site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). 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). The site includes land on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor. ADVISORY NOTE: NYS regulations require the applicant and/or municipality is to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Sonbyrne Sales, Inc. for the property located at 4631 Onondaga Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Onondaga Boulevard (Route 240), a county highway, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, The applicant is requesting a special permit to construct and operate a gasoline station and convenience store on a 1.2-acre parcel in a Commercial A (Shopping Area District) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

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

The Site Plan should reflect retention of existing sidewalks, and no features should impede future addition of sidewalks by future public projects.

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

Case Number: Z-26-145
Type of Action: SPECIAL PERMIT
Applicant: Sonbyrne Sales, Inc.

Related Cases:

Referring Board: Town of Geddes Zoning Board of Appeals

Date Received: 6/1/2026
30-Day Deadline: 7/1/2026

Located: at 4631 Onondaga Boulevard

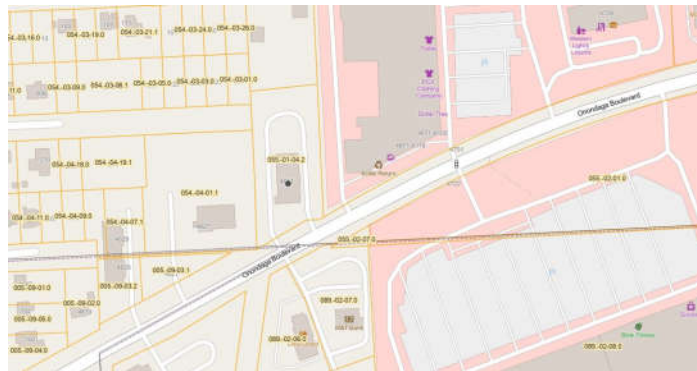
Tax Map Id: 055.-01-04.2

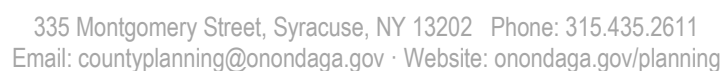
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Onondaga Boulevard (Route 240), a county highway, and the municipal boundary between the Town of Geddes and the City of Syracuse

Summary:

The applicant is requesting a special permit to construct and operate a gasoline station and convenience store on a 1.2-acre parcel in a Commercial A (Shopping Area District) zoning district





STAFF REVIEW:

Location:	The site is located along Onondaga Boulevard (County Route 240), between Western Lights shopping plaza and a standalone dental office. The site contains a former medical office building surrounded on three sides by asphalt parking areas. Per aerial imagery, asphalt appears to extend nearly to the side and rear parcel boundaries.
Project Detail:	Per the Preliminary Site Plan dated 5/2026, the applicant is proposing to demolish the existing building and construct a new Byrne Dairy convenience store and fueling facility. The new store will be 4,968 sf with porches on two sides and constructed in the northwest corner. A six-pump fueling area will be constructed between the store and the Onondaga Boulevard frontage. A dumpster enclosure will be constructed to the rear of the store building.
Access:	The site has two existing driveways to Onondaga Boulevard. The proposed development will utilize the two existing curb cuts to Onondaga Boulevard. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Onondaga Boulevard must meet Department requirements.
Parking:	A 30-space parking lot will be located between the store building and the eastern parcel boundary. An additional 6 parking spaces will be located along the front of the store.
Landscaping:	Per the Preliminary Site Plan, the side and rear site boundaries will have a 10'-deep landscape buffer to contain rows of white pine and Norway spruces. A landscaped island between driveways to Onondaga Boulevard will contain a freestanding sign and plantings.
Easements:	Per the Land Survey dated 11/19/01, a 20'-wide access easement to Marble Farms Dairy Inc. crosses the site, north/south, from the eastern driveway entrance to the rear.
Signage:	Per the Preliminary Site Plan, the applicant proposes: ·A 15'-high, 25 sf internally illuminated free-standing sign along the Onondaga Boulevard frontage. ·Two 3'6" x 14', 49 sf internally illuminated attached building signs for the southern and eastern building faces. ·Three 20 sf signs along the eastern, southern, and western sides of the fueling canopy.
Bike/Ped/Transit:	A Trip Generation Review – Proposed Byrne Dairy Development dated 5/29/26 by GTS Consulting was included with the referral materials. The Preliminary Site Plan depicts a concrete sidewalk connecting the building to the road frontage. Per aerial imagery, the site has existing roadside sidewalks along the Onondaga Boulevard frontage. The Preliminary Site Plan indicates the existing sidewalk will remain between the driveways, but not across the whole of the site. An area along the road frontage is labeled "Future Sidewalk Per OCDOT Project". Per OCDOT, a

project is occurring in this area and a sidewalk will be added.

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.

Stormwater: Per the Environmental Assessment Form (EAF) dated 5/27/26, 1.1 acres of the site will be disturbed by the proposed project and stormwater will be discharged to the "County DOT Roadside Drainage System."

The site is located in an Onondaga County Drainage District for Harbor Brook, 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: The applicant proposes connection to public drinking water.

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

Wastewater: The applicant proposes connection to public sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area.

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

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:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-147

- 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 Ulrich Sign Company Inc for the property located at 3687 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to replace a freestanding sign with a slightly larger freestanding sign on an 8.94 acre-parcel in a 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 and may consequently be acted on solely by the referring board.

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

Case Number: Z-26-147
Type of Action: AREA VARIANCE
Applicant: Ulrich Sign Company Inc

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Date Received: 6/2/2026
30-Day Deadline: 7/2/2026

Located: at 3687 State Route 31

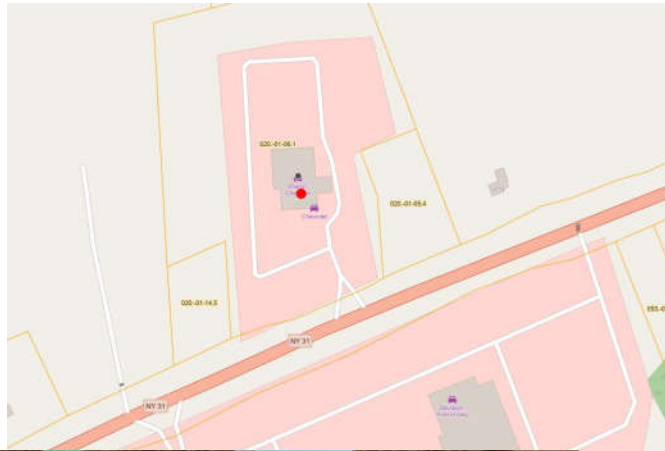
Tax Map Id: 020.-01-06.1

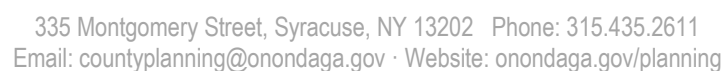
JURISDICTION:

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

Summary:

the applicant is requesting an area variance to replace a freestanding sign with a slightly larger freestanding sign on an 8.94 acre-parcel in a 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. ·Subdivision and site plan referrals (Z-26-132, S-26-17) to add a 0.78-acre parcel to the site and expand the parking lot into the new area. 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) and to reduce the impact of the expansive paved surface by utilizing bioswales and planting islands to further reduce stormwater runoff and improve stormwater quality.
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.
Access:	The auto dealership has a 24'-wide driveway to the site's NYS Route 31 frontage. No changes to access are proposed.
Variances:	The applicant is proposing replacement of the existing 31.17 sf freestanding sign with a new 40.11 sf sign. Per the sign plan, the proposed sign will be 20.8' high with a 6.4' x 6.4' (40.11 sf) face. The applicant requests an area variance to allow a 40.11 sf sign when 32 sf is the maximum allowed by Town Code.
Stormwater:	The referral materials, including the submitted Environmental Assessment Form (EAF) dated 5/19/26) do not address stormwater on site. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The car dealership is served by public drinking water. No changes to the existing infrastructure are proposed.
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: Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection.

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:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-148

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 Anthony Rojas for the property located at 425-427 Beechwood Avenue; 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 Old Liverpool Road (Route 137), a county highway; and

WHEREAS, the applicant is proposing a mixed residential/commercial re-use of a former church campus on a 4.782-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:

The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate Old Liverpool 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.

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

Case Number: Z-26-148
Type of Action: SITE PLAN
Applicant: Anthony Rojas

Related Cases:

Referring Board: Town of Salina Zoning Board of Appeals

Date Received: 6/4/2026
30-Day Deadline: 7/4/2026

Located: at 425-427 Beechwood Avenue

Tax Map Id: 081.-01-28.0

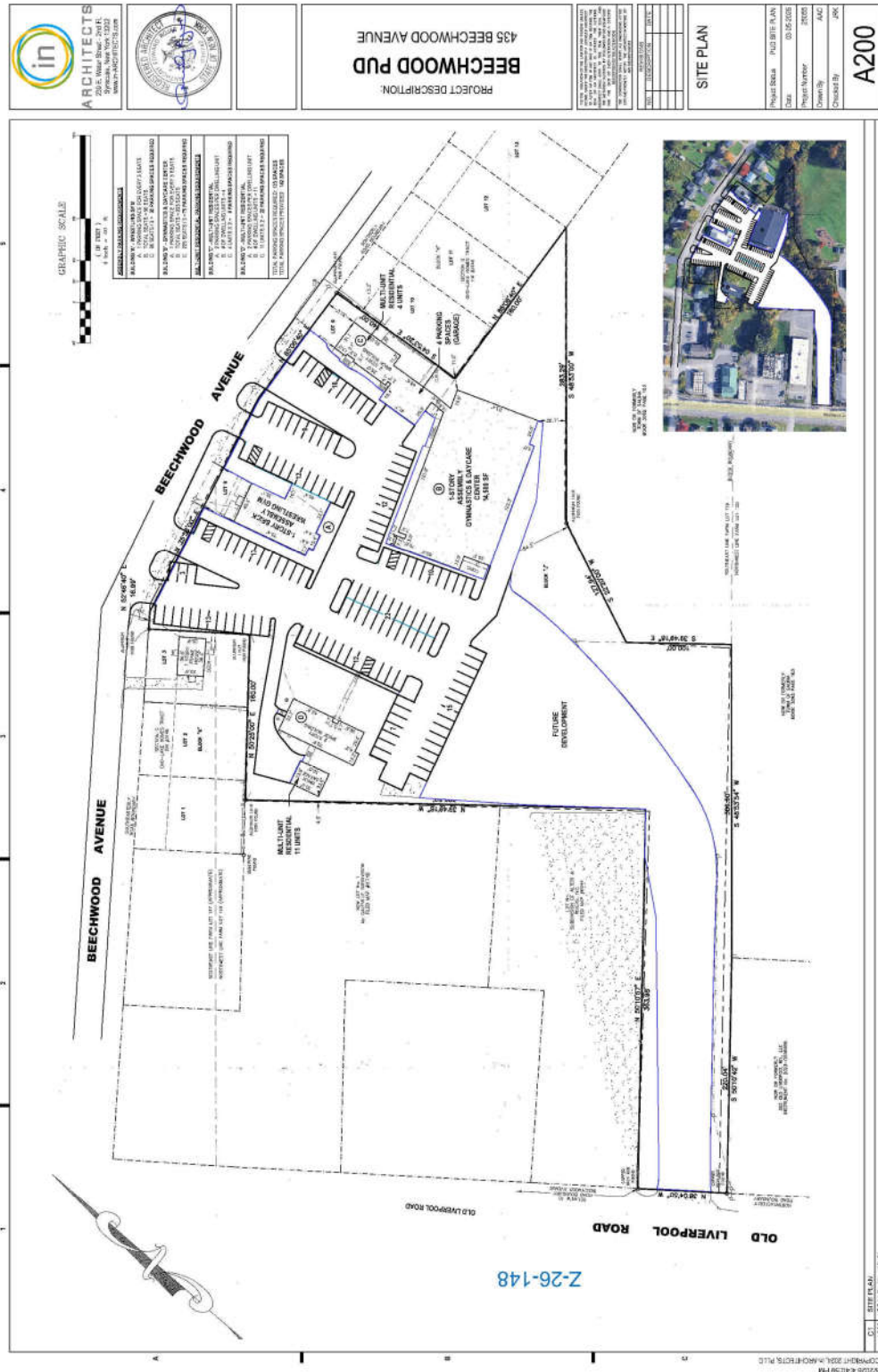
JURISDICTION:

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 Old Liverpool Road (Route 137), a county highway

Summary:

the applicant is proposing a mixed residential/commercial re-use of a former church campus on a 4.782-acre parcel in a Planned Commercial (C-3) zoning district.





STAFF REVIEW:

Past Board Reviews:	Site plan, special permit, and zone change to the Repurposing and Reuse Overlay (RROD) referrals (Z-25-335, Z-25-336, Z-25-337) for this proposed sports complex. The Board held No Position. Site plan and special permit referrals (Z-06-289, Z-06-290) for changes to the existing church complex.
Location:	The site is located east of the Village of Liverpool, at the transition between the commercial land uses along Old Liverpool Road and residential neighborhoods. The Town of Salina offices abut the site to the east.
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782 acres on three parcels. Aerial imagery shows the site contains multiple buildings, including a church building along the eastern parcel boundary, a parish center and a rectory along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by asphalt parking lots and driveways.
Proposed Site Layout:	Per the PUD Site Plan dated 3/5/26, the former church building will be utilized as a gymnastics and daycare center, the former parish center (original church) will be converted to a wrestling gym, the former convent will be an 11-dwelling unit (DU) residential building, and the former rectory will be a 4-DU residential building. The southern portion of the site, currently covered by an asphalt parking lot, is labeled "Future Development". Details regarding any future development were not provided.
Proposed Zoning:	The applicant is proposing a Planned Unit Development (PUD) for the site to allow the redevelopment of the former church complex to a mixed residential/commercial complex. Per the Beechwood PUD District Plan, the PUD is "intended to allow multi-family residential dwelling units and commercial establishments that would otherwise be restricted in other zoning classifications within the Town of Salina." The PUD will allow uses including multi-family dwellings, townhouses, restaurants, retail sales and service, offices, day-care facilities, commercial business, personal-service shops, accessory structures and uses incidental to multiple-family dwellings (such as: clubhouse, playground, and outdoor activity spaces).
Access:	The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has a full-access driveway to Old Liverpool Road (County Route 137). Per the Site Plan, the multiple driveways to Beechwood Avenue and the driveway to Old Liverpool Road will be narrowed.
Parking:	Per aerial imagery, the current parking lot extends south across the site to the driveway to Old Liverpool Road. Per the site Plan, the expansive parking lot will be reduced and the area south of the proposed gymnastics & daycare center has been earmarked for "Future Development."
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the

site will be disturbed by the proposed project and no additional stormwater will be created by the proposal.

Drinking Water: The site has existing access to public drinking water. The proposed use may result in an increase in demand.

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

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow.

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

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

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

Plants/Animals: The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, 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 the referral materials, it appears that no trees will be removed as part of the proposed project.

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-149

- 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 DeWitt Town Board at the request of Town of DeWitt for the property located at 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 repeal Chapter 192, Article XXIII of the DeWitt Town Code entitled "Moratorium of Battery Energy Storage Systems," being Local Law No. 6 of 2025, and all of its provisions and subsections, in its entirety, and to enact a new Chapter 192, Article XXIII of the DeWitt Town Code entitled "Battery Energy Storage Systems"; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

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

Case Number: Z-26-149
Type of Action: LOCAL LAW
Applicant: Town of DeWitt

RelatedCases:

Referring Board: Town of DeWitt Town Board

Date Received: 6/4/2026
30-Day Deadline: 7/4/2026

Located: at 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 repeal Chapter 192, Article XXIII of the DeWitt Town Code entitled "Moratorium of Battery Energy Storage Systems," being Local Law No. 6 of 2025, and all of its provisions and subsections, in its entirety, and to enact a new Chapter 192, Article XXIII of the DeWitt Town Code entitled "Battery Energy Storage Systems"

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Proposed Text:	The purpose of the proposed local law is to establish reasonable rules and regulations for the location, construction, operation, installation, implementation and use of Tier 1, Tier 2 and Tier 3 Battery Energy Storage Systems (BESS) within certain zoning districts in the Town of DeWitt. Specifically, the Town seeks to ensure compatible land uses in the vicinity of areas that may be impacted by the effects of BESS technologies, to mitigate the impacts of such systems on important environmental resources and to create synergy between the location, construction, operation, installation, implementation and use of BESS technologies and the goals of the Town of DeWitt's Comprehensive Plan.
Proposed Text:	§192-138 of the proposed local law defines several terms related to the regulation of BESS. The law defines a BESS as "one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle." The law classifies such systems as Tier 1, Tier 2, or Tier 3 BESS based on the aggregate storage capacity, storage system technology or location of the system.
Proposed Text:	§192-140 of the proposed local law establishes BESS application requirements, holding that a complete application must be submitted to the Town of DeWitt Department of Planning and Zoning for review. An application will be deemed complete upon a determination by the Department. Applications for systems that will require a utility connection must include a signed interconnection agreement or letter of intent with the interconnecting utility company.
Proposed Text:	§192-141 of the proposed local law establishes Requirements for Tier 1 BESS allowing Tier 1 Systems in R-0, R-1, R-2 and R1A zoning districts as an accessory use, upon the issuance of a permit, and all non-residential zoning districts of the Town as an accessory use and/or structure to a primary structure or use, upon site plan review. Tier 1 Battery Storage Systems are prohibited in the front yard.
Proposed Text:	§192-142 of the proposed local law establishes requirements for Tier 2 BESS allowing Tier 2 Systems only in the Industrial zoning district as an accessory use and/or structure to a primary use on the lot, subject to site plan review and approval and issuance of a development permit by the Department. Tier 2 Energy Systems may not be permitted within 100 feet of the property line of a lot containing a residential dwelling, public park, or a residentially zoned lot.
Proposed Text:	§192-143 of the proposed local law establishes requirements for Tier 3 BESS allowing Tier 3 Systems in the Industrial zoning district as a primary or accessory use with site plan review and approval, issuance of a specific use permit and issuance of a development permit by the Department. Tier 3 Systems are subject to a setback requirement of one thousand feet away from any lot with a dwelling or public park use or residential district boundary line and a setback requirement one hundred feet from any state or federal wetlands.
Proposed Text:	§192-144 of the proposed local law establishes permitting requirements for Tier 1, Tier 2, and Tier 3 BESS. Pursuant to this section, all BESS projects, excluding single- and two-family residential properties covered in the NYS Residential Code, must adhere to specific requirements including utility line placement, signage, noise controls, and height requirements.
Proposed Text:	Pursuant to §192-144, where feasible, BESS utility lines must be located underground with the exception of the main service connection and any new

interconnection equipment. Signage shall be compliant with the American National Standards Institute Z535 and must include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number. Additionally, disconnection and other emergency shutoff information must be clearly displayed on a light reflective surface. a clearly visible warning sign concerning voltage is also required.

-
- Proposed Text:** §192-144 establishes several requirements regarding safety and public welfare. The section requires that areas within ten feet on each side of BESS facilities must be cleared of combustible vegetation and other combustible growth. The section establishes noise regulation requirements that the 1-hour average noise generated from BESS components and equipment not exceed a noise level of 60 dBA. Applicants must provide the manufacturer's noise ratings to demonstrate compliance. Momentary noise generation must not exceed 90 dBA. BESS developments must comply with established setback requirements and must comply with the building height limitations for principal structures of the zoning district in which they are located and may not exceed 15 feet.
-
- Proposed Text:** §192-144 requires applicants provide a complete Commissioning Plan, Decommissioning Plan, Fire Safety Compliance Plan, and an Operation and Maintenance Manual. Applications for Tier 2 and Tier 3 systems must include an Emergency Operations Plan.
-
- Proposed Text:** 192-144 requires that the owner or operator of a BESS continuously maintain a cash escrow balance with the Department for purposes of financing the Decommissioning Plan and maintain a current insurance policy to cover the installation and operation of Tier 3 projects at all times in the minimum amount of \$5,000,000.
-
- Proposed Text:** §192-144 requires that require all applicants enter into a limited site access agreement upon the posting of cash escrow to ensure the Town may access the property in the event the Town is forced to act to decommission the project.
-
- Proposed Text:** §192-145 of the proposed local law establishes site plan review requirements for site plan applications for Tier 2 or Tier 3 Systems. This section includes several requirements for what information must be including in a site plan application including property lines and physical features of the lot, proposed site changes, documentation requirements, the availability of an appropriate water supply for fire protection, an electrical diagram detailing the BESS layout, including associated components, a preliminary equipment specification sheet, the zoning district designation for the involved parcels, the required decommissioning plan, erosion and sediment control and stormwater management plans, engineering documents stamped and signed by a New York State Licensed Professional Engineer and the name, address, phone number and contact information of proposed or potential system installer and the owner and/or operator of the BESS.
-
- Proposed Text:** §192-145 establishes also establishes requirements for fencing, lighting, screening and floodplain analysis as part of the site plan review process. This section requires that BESS, including all mechanical equipment, shall be enclosed by fencing, that lighting be limited to the minimum required for safety and operational purposes, and that appropriate screening be installed to minimize views from adjacent properties and public rights-of-way. A floodplain analysis must be provided for any BESS proposed in a floodplain.
-
- Proposed Text:** §192-146 of the proposed law establishes notification requirements for ownership

changes requiring that successor owners or operators assume all obligations of the approved permits and holds that failure to provide written notification of ownership change shall result in complete and total nullification of the Specific Use Permit, Site Plan Approval, Development Permit, and all other associated local approvals of the BESS.

Proposed Text: §192-147 of the proposed law establishes requirements related to BESS safety, requiring adequate system certification, appropriate maintenance of BESS site access, and appropriate maintenance of BESS components and equipment. Tier 3 Systems must be inspected every year by a registered professional engineer or a special expert meeting the requirements of the Uniform Code

Proposed Text: §192-148 of the proposed law states that Tier 2 or Tier 3 Systems shall be considered abandoned when it ceases to operate consistently for a period of more than one year.

Proposed Text: §192-149 of the proposed law establishes that violations of the BESS rules and regulations will be punishable by a fine not to exceed one thousand dollars (\$1,000) per day with each day constituting a separate and distinct violation.

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:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-150

- 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 North Syracuse Planning Board at the request of Cristpi Eats, LLC for the property located at 609 South Main 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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway.; and
- WHEREAS, the applicant is requesting a special permit to set-up and operate a pizza shop in an existing, vacant pizza shop on a 0.28-acre parcel in a Commercial (C-2) zoning district.; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Case Number: Z-26-150
Type of Action: SPECIAL PERMIT
Applicant: Cristpi Eats, LLC

RelatedCases: Z-26-151

Referring Board: Village of North Syracuse
Planning Board

Date Received: 6/8/2026
30-Day Deadline: 7/8/2026

Located: at 609 South Main Street

Tax Map Id: 008.-08-04.1

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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway.

Summary:

the applicant is requesting a special permit to set-up and operate a pizza shop in an existing, vacant pizza shop on a 0.28-acre parcel in a Commercial (C-2) zoning district.

No Map Available

No Map Available

No Map Available

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-151

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Cristpi Eats, LLC for the property located at 609 South Main 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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway.; and
- WHEREAS, the applicant proposes to set-up and operate a pizza shop in an existing, vacant pizza shop on a 0.28-acre parcel in a Commercial (C-2) zoning district.; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Case Number: Z-26-151
Type of Action: SITE PLAN
Applicant: Cristpi Eats, LLC

RelatedCases: Z-26-150

Referring Board: Village of North Syracuse
Planning Board

Date Received: 6/8/2026
30-Day Deadline: 7/8/2026

Located: at 609 South Main Street

Tax Map Id: 008.-08-04.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway.

Summary:

the applicant proposes to set-up and operate a pizza shop in an existing, vacant pizza shop on a 0.28-acre parcel in a Commercial (C-2) zoning district.

No Map Available

No Map Available

No Map Available

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-152

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 Matthews Auto Group for the property located at 3893 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 Route 31, a state highway; and

WHEREAS, the applicant proposes an expansion of the principal building of an auto dealership, addition of parking, removal of a stormwater pond and development of an underground catch basin on a 5.13-acre parcel in a Regional Commercial (RC-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 recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. Additional stormwater runoff into the state's right-of-way is prohibited. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site aesthetics and stormwater quantity and quality by adding landscaping along the road frontages and around the parking lots and installing planting islands within parking lots.

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

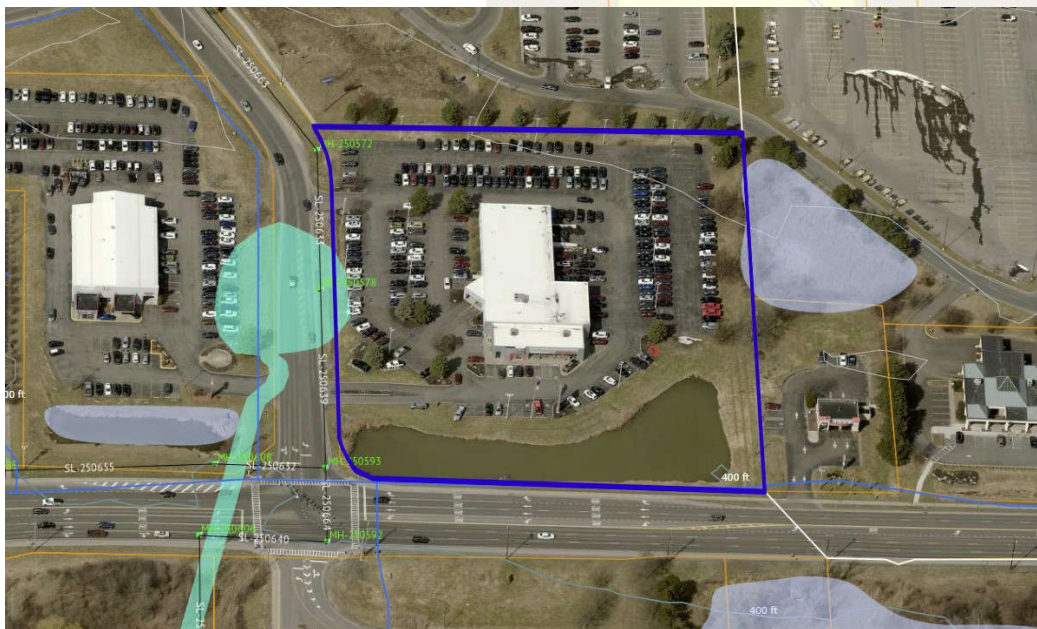
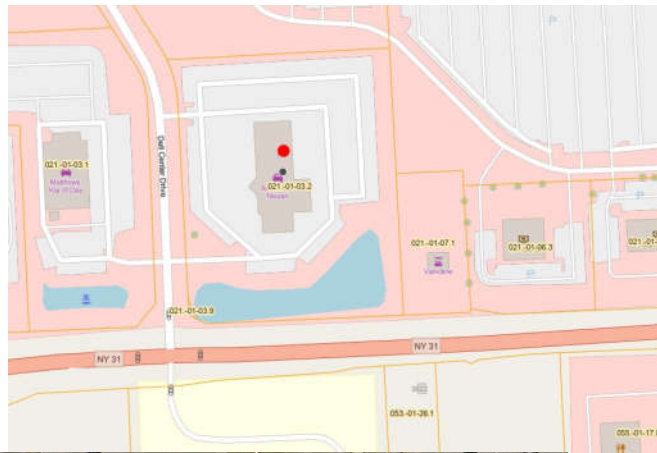
Referring Board: Town of Clay Planning Board

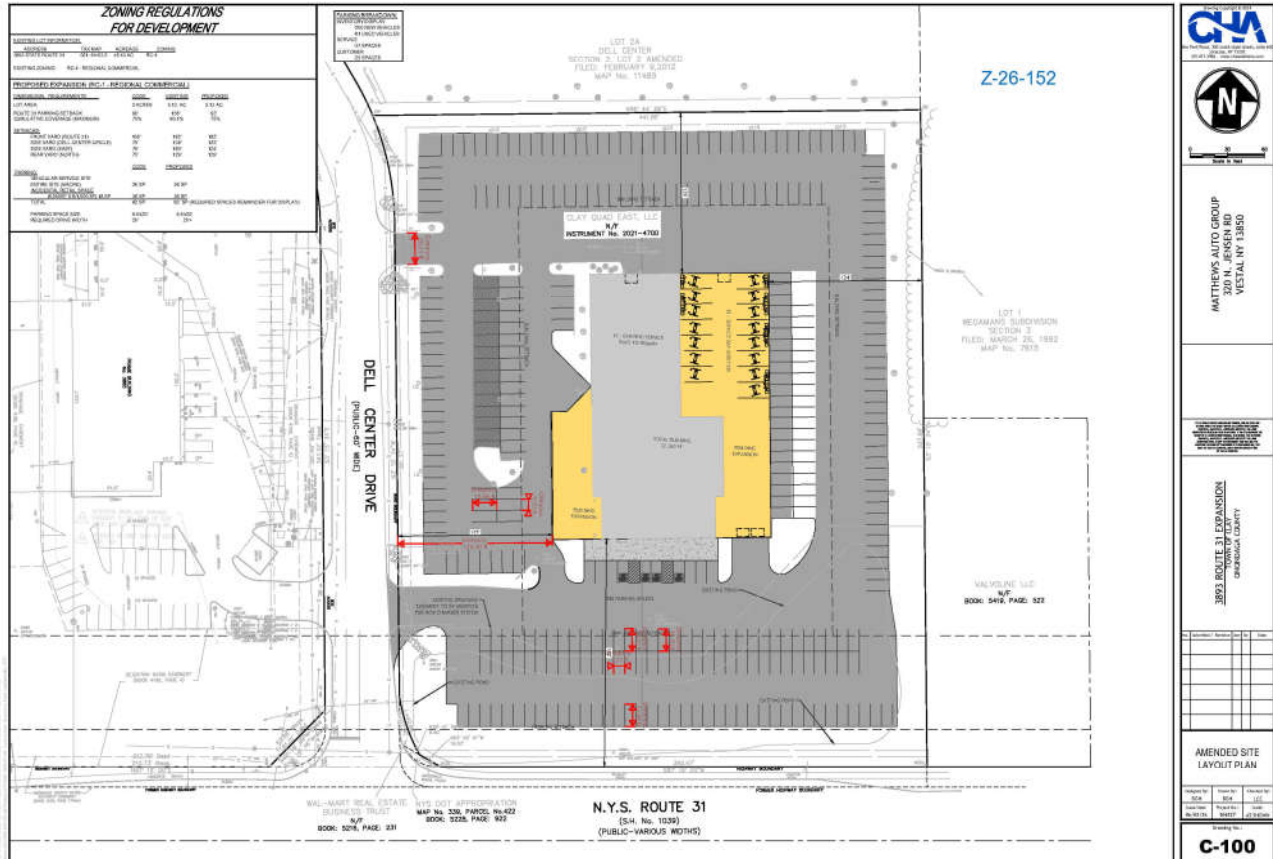
Located: at 3893 State Route 31

Tax Map Id: 021.-01-03.2

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

the applicant proposes an expansion of the principal building of an auto dealership, addition of parking, removal of a stormwater pond and development of an underground catch basin on a 5.13-acre parcel in a Regional Commercial (RC-1) zoning district with a Highway Type A Overlay





STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-21-322, Z-21-305) for the Kia Matthews of Clay dealership located across Dell Center Drive from the site. The Board offered comments encouraging the applicant to contact the Onondaga County Department of Water Environment Protection (WEP).
Location:	The site is located along NYS Route 31, which is a highly commercialized corridor with big box retail uses. The site is one of two Matthews auto dealerships along NYS Route 31. The dealerships are located across Dell Center Drive from each other.
Existing Site Layout:	The site is Matthews Nissan of Clay, located at the northeast corner of the intersection of Dell Center Drive with NYS Route 31. The site contains an existing dealership building at the center of the parcel, surrounded by a large asphalt parking lot. A stormwater basin currently occurs along the NYS Route 31 frontage.
Proposed Site Layout:	The applicant is proposing to change the existing Nissan dealership to a Subaru dealership. The proposal includes expanding the building footprint and asphalt area to allow an increase in vehicle inventory. Per the Amended Site Layout Plan dated 6/2/26, the building will be expanded to 32,360 sf with expansions to the western and eastern sides. The asphalt area will be expanded to the NYS Route 31 frontage to allow an increase auto inventory.
Access:	The site has two existing driveways to Dell Center Drive, a local road. No changes to the current access are proposed.
Easements:	Per the Topographic Survey Lot No. 1 Dell Center dated 11/19/25, multiple easements occur on site: ·A drainage easement occurs along the NYS Route 31 frontage in the approximate area of the stormwater basin. Per the Site Grading & Utilities Plan dated 6/2/26, this easement will be altered to reflect proposed changes to onsite stormwater facilities. ·A 25'-wide County water easement and 30'-wide County sanitary sewer easement occur along the NYS Route 31 boundary. The proposed work appears to be outside of these easements. ·A Niagara Mohawk Power Corp. easement occurs near the Dell Center Drive frontage, surrounding a concrete pad with transformer. ·A 3'-wide sanitary sewer easement and 10'-wide drainage easement occur along the Dell Center Drive frontage. ·The 10'-wide drainage easement continues along the northern site boundary. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/2/26, 2.8 acres of the site will be disturbed by the proposed project and stormwater will be discharged to a new underground stormwater chamber. The existing stormwater detention basin located along the NYS Route 31 frontage will be removed to allow expansion of the asphalt to the road frontage. A stormwater chamber will be installed beneath the asphalt area. It is noted in the referral the applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) to the Town. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS

SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: The site is served by public drinking water, an increase in demand is anticipated, and per the EAF, the site is anticipated to require 675 gallons of drinking water per day.

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>.

Wastewater: The site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service areas. An increase in wastewater flow is anticipated.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible change in flow. 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>.

Wetlands: GIS mapping shows the western and eastern boundaries of the site may encroach on federal and state wetlands. The western edge of the parking lot appears to encroach into the federal wetland. Wetlands are not shown on the plans, but a 2.4-acre federal wetland is noted on the EAF. It appears the proposed building expansion will occur outside of the wetland area.

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.

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

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

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

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Planning Board at the request of CNY Crops Plainville LLC for the property located at Lamson Road and Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Oswego Road (Route 48), a state highway, and Lamson Road (Route 29), a county highway.; and
- WHEREAS, the applicant is proposing a zone change on a 22.98-acre parcel from Agricultural (A) to General Business (GB); 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 site contains regionally important agricultural lands, is segmented from the urbanized area by a large wildlife management area and is a significant distance from public drinking water and sewer infrastructure and other services. The submitted environmental review also does not assess the impacts of buildout of a parcel for GC purposes, as is expected with a zone change application.

Unrestrained development in this area may cumulatively lead to significant new service demands and government spending in this area, and directing development into targeted areas will allow the Town to better serve the expanding needs of the area while preserving the Town's open space and valuable agricultural assets. As such, the Board encourages the Town to establish a plan to articulate development goals, expectations and constraints along this corridor, prior to or in concert with the proposed zone change to potentially intensive commercial use.

Additionally, this proposal appears to be in conflict with the Town's goals for this corridor as expressed in the Comprehensive Land Use Plan. The Town may wish to consider creation of a more rural development zoning district to better balance community objectives allow for lower impact uses compatible with agriculture and open space protection.

The Board advises the applicant of the following coordinating agency requirements regarding any future development of the site:

1. The New York State Department of Transportation requires the applicant to submit plans and

coordinate Oswego 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 Department of Transportation requires the applicant to submit plans and coordinate Lamson 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.

3. The Onondaga County Health Department requires the applicant to provide an adequate wastewater disposal plan and the appropriate septic approvals must be obtained from the Onondaga County Health Department, respectively.

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

Case Number: Z-26-153
Type of Action: ZONE CHANGE
Applicant: CNY Crops Plainville LLC

Related Cases:

Referring Board: Town of Lysander Planning Board

Date Received: 6/9/2026
30-Day Deadline: 7/9/2026

Located: at Lamson Road and Oswego Road

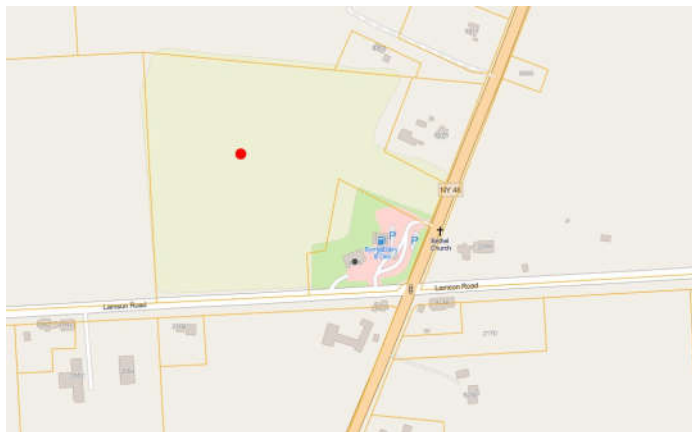
Tax Map Id: 017.-03-30.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Oswego Road (Route 48), a state highway, and Lamson Road (Route 29), a county highway.

Summary:

the applicant is proposing a zone change on a 22.98-acre parcel from Agricultural (A) to General Business (GB)



Z-26-153



Onondaga County, New York

Farm 6613



Tract Boundary
Noncropland

Tract 668
Tract Cropland Total: 23.05 acres

2026 Program Year
Phy. County: Onondaga, NY
2024 imagery

Wetland Determination Identifiers
● Restricted Use
▲ Limited Restrictions
□ Exempt from Conservation
■ Compliance Provisions

All producer shares 100%
unless otherwise indicated
All fields are non-irrigated unless
otherwise note

NOTE: CNY CROPS
ALSO FARMS THE
O'NARA LAND

200 400
Feet

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender. Map Created 05/19/2026

STAFF REVIEW:

Past Board Reviews:	Subdivision referral (Z-16-88) to divide a 28.705-acre parcel into two lots in a Neighborhood Residential Business (NR-BD) district to allow construction of a new Bryne Dairy store and fueling station. The Board offered No Position with Comment, advising the applicant to coordinate with NYS and Onondaga County Departments of Transportation (NYSDOT, OCDOT) regarding access to proposed Lot 2, advising that both NYSDOT and OCDOT would require a Stormwater Pollution Prevention Plan (SWPPP) or drainage report to be submitted and a traffic study would need to be completed for the proposed development.
Location:	The site is located in the northern area of the Town of Lysander. The site is not the corner parcel, but has frontage on both NYS Route 48 and Lamson Road (County Route 29). Per aerial imagery, the site and surrounding areas contains active agriculture. Nearby parcels contain agriculture and wooded areas with roadside uses including two fueling station/convenience stores on opposite corners of the intersection of Lamson Road and Oswego Road, a church, and low-density residential. The site is separated from the urbanized area by the large Three Rivers Wildlife Management Area. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road must meet Department requirements.
Project Detail:	The referral materials do not describe the proposed use or development of the site necessitating the zone change to GB. It is indicated the proposed zone change was initially for General Commercial (GC) prior to the current proposal for GB. Per the referral materials, the applicant is seeking a zone change to “allow for potential business development.”
Current Zoning:	Per the Town Zoning Map dated 2022, the area is in a predominately zoned Agricultural (A) district with a Neighborhood Residential Business (NR-BD) district at the intersection of Oswego and Lamson Roads. Multiple parcels are zoned GB along Oswego and Lamson Roads near the site, but these GB parcels do not constitute a cohesive area. The Zoning Map indicated multiple parcels in the area were changed from A zoning to GC in 2018.
Proposed Zoning:	Per Town Code, the GB District allows uses including retail or personal service, wholesale or warehouse establishments, offices, and utility substations by right and drive-in services, automobile sales, equipment sales, motor vehicle service station, public garage, motel/hotel, and veterinary treatment facilities with special permit. Residential uses are prohibited. The GC district allows similar uses with the addition of allowing hospitals, motor vehicle service stations, and golf driving ranges and other outdoor commercial amusements with a special permit. GC also prohibits residential uses.
Drinking Water:	There is no existing drinking water service to the site. The closest OCWA lines are more than 2.5 miles from the site.
Wastewater:	There is no existing wastewater service to the site and the site is located outside of

the Onondaga County Sanitary District.

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 Department endorsement of the subdivision.

Agriculture: An Agricultural Data Statement was included with the referral.

Per the Onondaga County Interactive Ag Mapper, the site has a Total Soils Score of 5 out of a possible 6, indicating the site has a high density of prime farmland and farmland of statewide importance.

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

Local Plans: Per the Town's Comprehensive Land Use Plan dated 11/16/23, the Town desires to guide development to specific areas to balance the site's needs with available resources in that area. Specifically, heavy commercial and industrial uses should be concentrated in areas "capable of being served by public water and sewers" and "scattered strip retail stores must be discouraged as a general policy."

With regard to commercial development along Oswego Road (NYS Route 48), the Town notes this is a major route between Onondaga and Oswego counties and it "carries significant truck and car traffic (counts as high as 8400 AADT). Town planning for commercial uses along Route 48 must encourage site designs that limit access points, combine access points where feasible, and ensure that access points are properly located. Multiple strip commercial uses with vaguely defined curb cuts must be avoided. Any further speculative re-zoning to commercial districts is also to be avoided; sufficient land is now zoned to handle any significant commercial uses that might wish to locate along Route 48."

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-156

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 The Roman for the property located at 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 the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing to construct a 74-unit apartment building on a 7.24-acre parcel, within Cicero Community Campus, in a Planned Unit Development (PUD) zoning district; and

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

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

Case Number: Z-26-156
Type of Action: SITE PLAN
Applicant: The Roman

RelatedCases: Z-26-157

Referring Board: Town of Cicero Planning Board

Date Received: 6/12/2026
30-Day Deadline: 7/12/2026

Located: at Brewerton Road

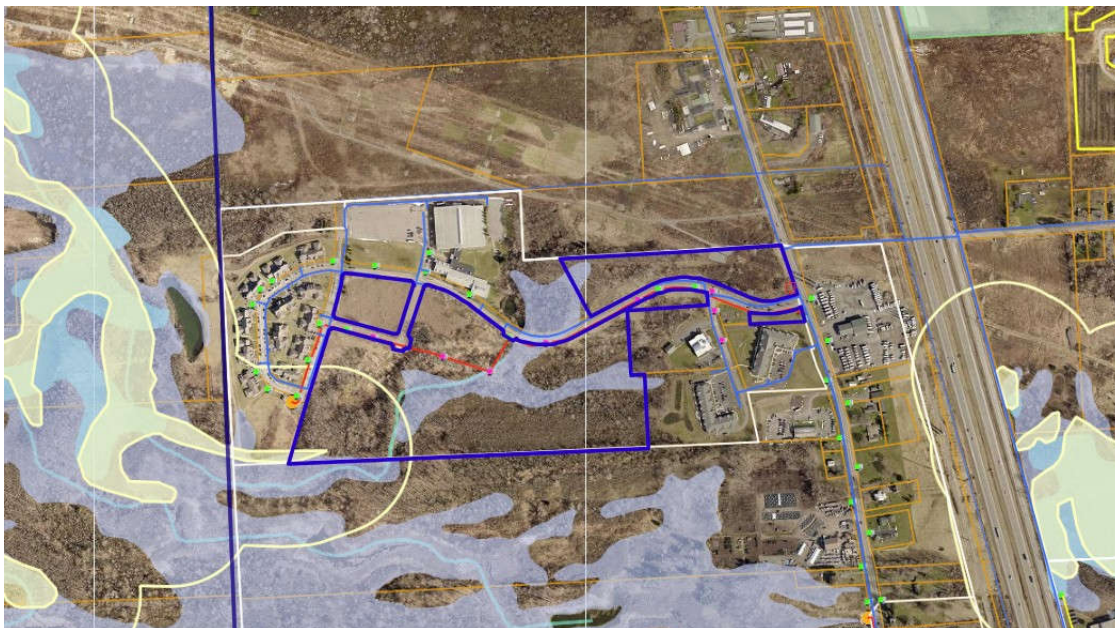
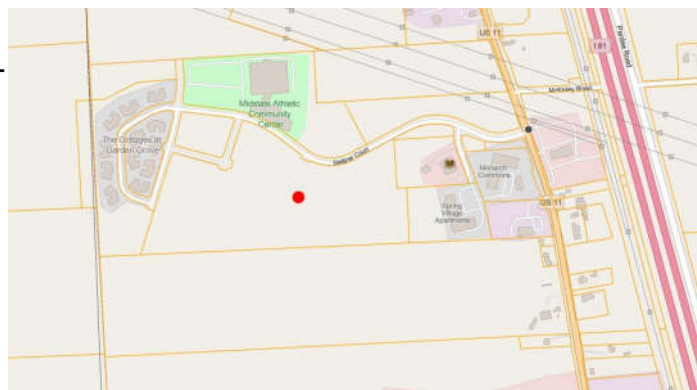
Tax Map Id: 092.-01-03.5

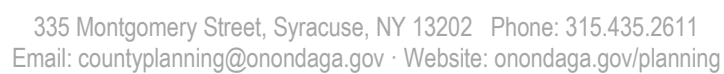
JURISDICTION:

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 Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay

Summary:

the applicant is proposing to construct a 74-unit apartment building on a 7.24-acre parcel, within Cicero Community Campus, in a Planned Unit Development (PUD) zoning district





STAFF REVIEW:

Past Board Reviews:	·Site plan referral (Z-10-192) to construct an elderly-care facility on an 89-acre parcel in the PUD. ·Subdivision referral (S-10-49) to divide a 73-acre parcel into two lots in the PUD. ·Site plan referral (Z-17-405) to construct a 50-unit, two-story senior housing complex. ·Subdivision referral (S-18-49) to divide one parcel into two lots as part of the proposed senior housing project. ·Zone change and site plan referrals (Z-20-226, Z-20-227) on adjacent parcels to the site to allow construction of the proposed senior housing complex.
Concurrent Reviews:	Zone change referral (Z-26-157) to amend the Cicero Community Commons Planned Unit Development to allow construction of a 27,800 sf 74-unit apartment building.
Location:	The site is located in Cicero Commons PUD, a development extending west from Brewerton Road (US Route 11) to the Clay/Cicero municipal boundary along Meltzer Court, a local road. Surrounding land uses include Spring Village Apartments, a senior housing complex, the Cottages at Garden Grove, a skilled nursing community, the Northern Onondaga Public Library (NOPL), Midstate Athletic Community Center, and other low density commercial establishments along Brewerton Road. The subject area is a 7.24-acre portion of the parent parcel and is located along the north side of Meltzer Court with additional frontage on Brewerton Road.
Project Detail:	The applicant is proposing a 27,800 sf, 74-unit apartment building. Per the Site Plans dated 6/2026, the 3-story apartment building will be located along the Meltzer Court frontage, backed by a 111-space parking lot. Per the Zone Change Project Narrative dated 4/10/26, the “project is designed to provide modern, high-quality residential housing”. The building will contain 33 one-bedroom units, 29 two-bedroom units, and 12 three-bedroom units. A 700 sf playground will be located along the eastern side of the building, a patio at the center of the southern-facing side of the building, an e-bike charging cabinet located along the parking lot.
Proposed Zoning:	Per the referral, new development plans for portions of the PUD site are required to be presented to the Town Board for approval. Per a chart on the cover of the Site Plans dated 6/2026, the current proposal departs from existing PUD regulations by proposing 111 parking spacing (1.5 per unit) when 2 spaces per one- and two-bedroom dwelling units (DUs) and 3 spaces for three-bedroom DUs, totaling 160 parking spaces, are required.
Access:	The plans show two driveways connecting to Meltzer Court at either side of the proposed apartment building, connecting to a U-shaped interior road, circulating along the rear of the building. Parking is located along the interior road, including 3-EV charging stations. No direct access to Brewerton Road is proposed.

ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to Brewerton Road will be permitted.

Bike/Ped/Transit: Sidewalks are located along the interior road/parking lot, connecting to a crosswalk crossing Meltzer Court. The crosswalk connects the subject area to sidewalks along the southern side of Meltzer Court and Knowledge Lane, both local roads.

Per the Central New York Regional Transportation Authority (CENTRO), Meltzer Court has public transit service and bus stops are located adjacent to the site.

Landscaping: Per the Landscaping Plan dated 6/2026, trees and landscaping are proposed along the Meltzer Court frontage near the building, around the perimeter of the building, and around parking lots.

Stormwater: Per the Utility Plan dated 6/2026, stormwater infrastructure and an underground stormwater storage chamber will be located under the proposed parking lot. The stormwater system will connect to a stormwater management area located in the northwest corner of the subject area.

A Stormwater Pollution Prevention Plan (SWPPP) dated 6/2/26 completed by Passero was included in the referral materials.

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

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

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

Wastewater: A new connection to the public sewers is proposed to serve the apartment building. The site is located in the Oak Orchard Wastewater Treatment Plant and the Cicero Community and Cicero Corridor Pump Stations service areas.

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

Other: A Traffic Generation and Distribution Assessment dated 7/29/25 completed by Passero was included with the referral materials.

Wetlands: GIS mapping shows a federally regulated riverine wetland crossing the portion of the parcel located south of Meltzer Court and a state wetland may cross the parcel in the area, cross Meltzer Court, and into the subject area along the northwest boundary.

A Freshwater Wetland Delineation letter dated 9/14/23 from the NYS Department of Conservation (DEC) was included with the referral materials, confirming the delineation. The letter states the portion of wetland located in the western portion of

the parcel is connected to NYS Wetland BRE-11, but “wetland B” in the eastern portion of the site (subject area) near US Route 11 is non-jurisdictional.

Per the Land Title Survey dated 5/12/23, “Wetland B” (2.67 acres) is located in the eastern side of the subject area. Per the Site Plan, the development will be located outside of the wetland area. It is noted the wetland was federally regulated. Wetland buffers are not depicted.

ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a federal wetland.

Easements:	Per the Land Title Survey, adjacent easements to Niagara Mohawk, NYS Power Authority, and “NIMO & NY Tel” cross the northeast corner of the subject area. Per the Site Plan, the proposed development is located outside of the easements.
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Historic Resources:	Per a letter from the NYS Office of Parks, Recreation and Historic Preservation dated 12/5/23 that was included with the referral materials, “Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.”
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Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed.
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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.

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.
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<https://onondaga.gov/planning>*

OCPB Case # Z-26-157

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of The Roman for the property located Brewerton Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing to amend a portion of the Cicero Community Campus Planned Unit Development District on a 7.24 -acre parcel in order to develop a 68-unit apartment facility; 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 Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Michael LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-26-157
Type of Action: ZONE CHANGE
Applicant: The Roman

RelatedCases: Z-26-156

Referring Board: Town of Cicero Town Board

Date Received: 6/12/2026
30-Day Deadline: 7/12/2026

Located: Brewerton Road

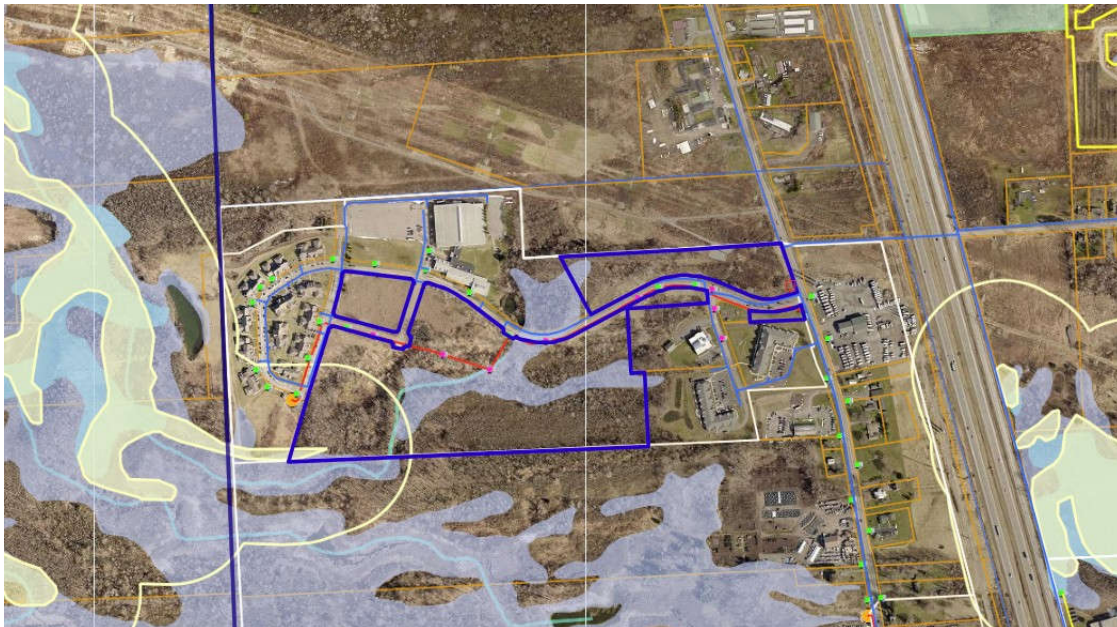
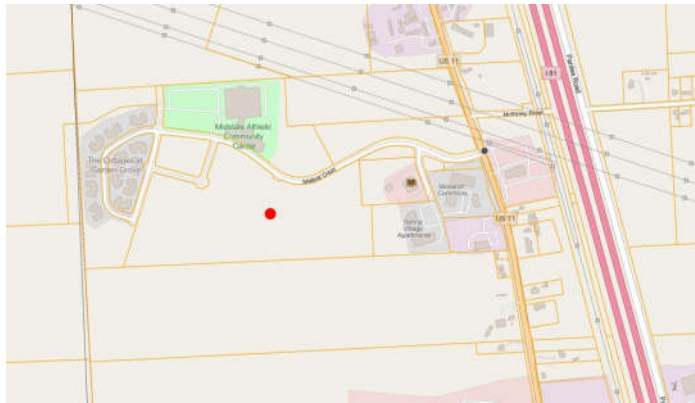
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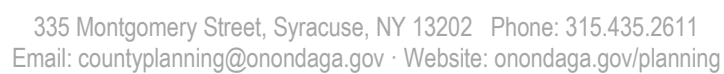
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Summary:

the applicant is proposing to amend a portion of the Cicero Community Campus Planned Unit Development District on a 7.24 -acre parcel in order to develop a 68-unit apartment facility





STAFF REVIEW:

Past Board Reviews:	·Site plan referral (Z-10-192) to construct an elderly-care facility on an 89-acre parcel in the PUD. ·Subdivision referral (S-10-49) to divide a 73-acre parcel into two lots in the PUD. ·Site plan referral (Z-17-405) to construct a 50-unit, two-story senior housing complex. ·Subdivision referral (S-18-49) to divide one parcel into two lots as part of the proposed senior housing project. ·Zone change and site plan referrals (Z-20-226, Z-20-227) on adjacent parcels to the site to allow construction of the proposed senior housing complex.
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Project Detail:	The applicant is proposing a 27,800 sf, 74-unit apartment building. Per the Site Plans dated 6/2026, the 3-story apartment building will be located along the Meltzer Court frontage, backed by a 111-parking lot. Per the Zone Change Project Narrative dated 4/10/26, the “project is designed to provide modern, high-quality residential housing”. The building will contain 33 one-bedroom units, 29 two-bedroom units, and 12 three-bedroom units. A 700 sf playground will be located along the eastern side of the building, a patio at the center of the southern-facing side of the building, an e-bike charging cabinet located along the parking lot.
Proposed Zoning:	Per the referral, new development plans for portions of the PUD site are required to be presented to the Town Board for approval. Per a chart on the cover of the Site Plans dated 6/2026, the current proposal departs from existing PUD regulations by proposing 111 parking spaces (1.5 per unit) when 2 spaces per one- and two-bedroom dwelling units (DUs) and 3 spaces for three-bedroom DUs, totaling 160 parking spaces, are required.
Access:	The plans show two driveways connecting to Meltzer Court at either side of the proposed apartment building, connecting to a U-shaped interior road, circulating along the rear of the building. Parking is located along the interior road, including 3-EV charging stations. No direct access to Brewerton Road is proposed. ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to Brewerton Road will be permitted.

Bike/Ped/Transit: Sidewalks are located along the interior road/parking lot, connecting to a crosswalk crossing Meltzer Court. The crosswalk connects the subject area to sidewalks along the southern side of Meltzer Court and Knowledge Lane, both local roads.

Per the Central New York Regional Transportation Authority (CENTRO), Meltzer Court has public transit service and bus stops are located adjacent to the site.

Landscaping: Per the Landscaping Plan dated 6/2026, trees and landscaping are proposed along the Meltzer Court frontage near the building, around the perimeter of the building, and around parking lots.

Stormwater: Per the Utility Plan dated 6/2026, stormwater infrastructure and an underground stormwater storage chamber will be located under the proposed parking lot. The stormwater system will connect to a stormwater management area located in the northwest corner of the subject area.

A Stormwater Pollution Prevention Plan (SWPPP) dated 6/2/26 completed by Passero was included in the referral materials.

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

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

The plans show two driveways connecting to Meltzer Court at either side of the proposed apartment building, connecting to a U-shaped interior road, circulating along the rear of the building. Parking is located along the interior road, including 3-EV charging stations.

No direct access to Brewerton Road is proposed.

Wastewater: A new connection to the public sewers is proposed to serve the apartment building. The site is located in the Oak Orchard Wastewater Treatment Plant and the Cicero Community and Cicero Corridor Pump Stations service areas.

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

Other: A Traffic Generation and Distribution Assessment dated 7/29/25 completed by Passero was included with the referral materials.

Wetlands: GIS mapping shows a federally regulated riverine wetland crossing the portion of the parcel located south of Meltzer Court and a state wetland may cross the parcel in the area, cross Meltzer Court, and into the subject area along the northwest boundary.

A Freshwater Wetland Delineation letter dated 9/14/23 from the NYS Department of Conservation (DEC) was included with the referral materials, confirming the delineation. The letter states the portion of wetland located in the western portion of

the parcel is connected to NYS Wetland BRE-11, but “wetland B” in the eastern portion of the site (subject area) near US Route 11 is non-jurisdictional.

Per the Land Title Survey dated 5/12/23, “Wetland B” (2.67 acres) is located in the eastern side of the subject area. Per the Site Plan, the development will be located outside of the wetland area. It is noted the wetland was federally regulated. Wetland buffers are not depicted.

ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a federal wetland.

Easements:	Per the Land Title Survey, adjacent easements to Niagara Mohawk, NYS Power Authority, and “NIMO & NY Tel” cross the northeast corner of the subject area. Per the Site Plan, the proposed development is located outside of the easements.
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Historic Resources:	Per a letter from the NYS Office of Parks, Recreation and Historic Preservation dated 12/5/23 that was included with the referral materials, “Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.”
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Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed.
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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.

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.
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*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Delta Sonic Inc. for the property located 3728-3770 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) and Col Eileen Collins Boulevard (Route 78) both county highways and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to construct an accessory vacuum and drying station at an existing Delta Sonic on a 0.61-acre parcel in a Regional Commercial (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 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. 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. The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along both the Brewerton Road and South Bay Road frontages.

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

Case Number: Z-26-158
Type of Action: SPECIAL PERMIT
Applicant: Delta Sonic Inc.

Related Cases:

Referring Board: Town of Clay Town Board

Date Received: 6/12/2026
30-Day Deadline: 7/12/2026

Located: 3728-3770 Brewerton Road

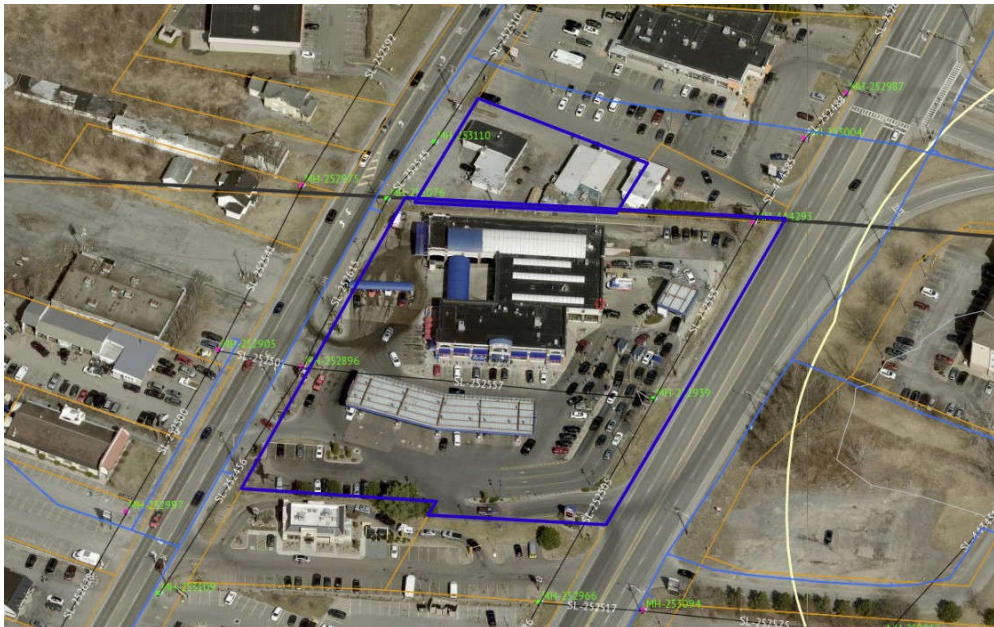
Tax Map Id: 118.-01-15.0

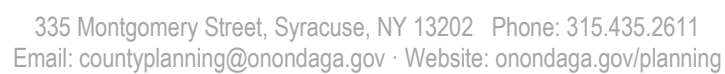
JURISDICTION:

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) and Col Eileen Collins Boulevard (Route 78) both county highways and the municipal boundary between the Town of Clay and the Town of Salina

Summary:

the applicant is requesting a special permit to construct an accessory vacuum and drying station at an existing Delta Sonic on a 0.61-acre parcel in a Regional Commercial (RC-1) zoning district with a Highway Type B Overlay





STAFF REVIEW:

Location:	The site is located in a commercialized area between Brewerton Road and South Bay Road, abutting the municipal boundary between the Town of Clay and the Town of Salina.
(cont'd):	The site contains a portion of a small commercial plaza, to be demolished, to allow renovation and expansion of the adjacent Delta Sonic Car Wash facility to the south. The existing Delta Sonic is located within the Town of Salina. This review will serve any requirements for both municipalities.
Existing Site Layout:	The applicant is proposing to demolish two existing commercial buildings to install an accessory vacuum and drying station for the adjacent Delta Sonic. Per the referral notice, a site plan application will be required and reviewed in the future. Town of Clay site: Per the Existing Features/Demolition Plan dated 4/15/26, the existing buildings will be demolished and asphalt will have a “full depth asphalt removal”. Town of Salina site: Portions of asphalt on the adjacent Delta Sonic site will also be removed including a driving lane and parking along the northern parcel boundary, a small parking area by the main entrance of the Delta Sonic, and the drive-thru lanes leading to the detail shop.
Project Detail:	Per the Site and Pavement Marking Plan dated 4/15/26, the existing Delta Sonic facility will be renovated to incorporate the Town of Clay parcel. Town of Salina site renovations will include installing new concrete in the drive-thru lanes, installing a 1,679 sf Prep Hut in front of the Detail Shop and a concrete parking area in front of the main entrance. An asphalt parking area will be installed adjacent to the drive-thru lanes and an asphalt driving lane and parking area will be re-installed along the northern parcel boundary. Town of Clay site renovations include installing concrete across the site along with installation of vacuum stations along the northern parcel boundary, a drying station area at the center of the parcel, and a new dumpster enclosure and vacuum motor area along the eastern site boundary. New concrete will be installed to connect the two parcels along the Brewerton Road frontage, across the municipal boundary.
Access:	The Town of Clay site currently has unrestricted access to Brewerton Road and this will be narrowed to an exit-only driveway at the northwest corner of the site. No changes to the Town of Salina site’s access to Brewerton Road or South Bay Road are proposed. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements. ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements.
Landscaping:	Per the Landscape Plan dated 4/15/26, topsoil, shrubs, trees, and landscaping will

be installed along the Town of Clay's Brewerton Road frontage, along the municipal boundary and at the rear boundaries of both parcels, and around the drive-thru lanes. Trees will also be installed along the southern boundary of the Town of Salina parcel.

Stormwater: Per the Environmental Assessment Form (EAF) dated 6/5/26, 1.75 acres of the site will be disturbed by the proposed project and "stormwater runoff will connect into the existing, on-site drainage system." From the referral materials, it appears there will be a reduction in impermeable surface.

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: The site is served by public drinking water and no changes to the current infrastructure are proposed.

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

Wastewater: The site is served by public sewers, no changes to the existing infrastructure are proposed, and the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas.

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

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) 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>

Bike/Ped/Transit: Per aerial imagery, there are no sidewalks along Brewerton Road or South Bay Road in this area. The proposal does not include installing roadside sidewalks.

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.

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:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Brian Killmore for the property located at 3419 Collins 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 Amber Road (Route 44), a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct a detached garage on a 21.06-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Case Number: Z-26-159
Type of Action: AREA VARIANCE
Applicant: Brian Killmore

Related Cases:

Referring Board: Town of Onondaga Zoning
Board of Appeals

Date Received: 6/12/2026
30-Day Deadline: 7/12/2026

Located: at 3419 Collins Road

Tax Map Id: 053.-02-12.0

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 Amber Road (Route 44), a county highway

Summary:

the applicant is requesting an area variance to construct a detached garage on a 21.06-acre parcel in a Residential and Country (R-C) zoning district

No Map Available

No Map Available

No Map Available

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

OCPB Case # Z-26-162

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 Planning Commission at the request of Pioneer Midland Avenue, LLC for the property located at 119 Simon Drive; and

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

WHEREAS, the applicant proposes to construct a 6,856 sf commercial building with three tenant spaces on a 1.49-acre parcel in a Commercial (CM) zoning district; and

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

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

The City must ensure appropriate easements are in place for access to public sewer infrastructure via the adjacent parcel prior to, or as a condition of, municipal approval of the plans.

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

Case Number: Z-26-162
Type of Action: SITE PLAN
Applicant: Pioneer Midland Avenue,

Related Cases:

Referring Board: City of Syracuse Planning Commission

Date Received: 6/15/2026
30-Day Deadline: 7/15/2026

Located: at 119 Simon Drive

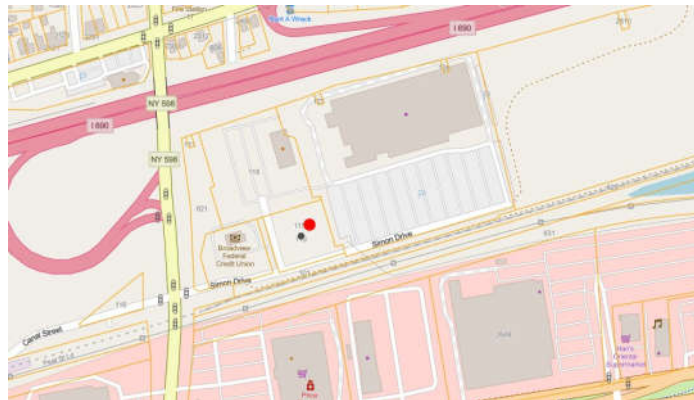
Tax Map Id: 033.1-01-01.5

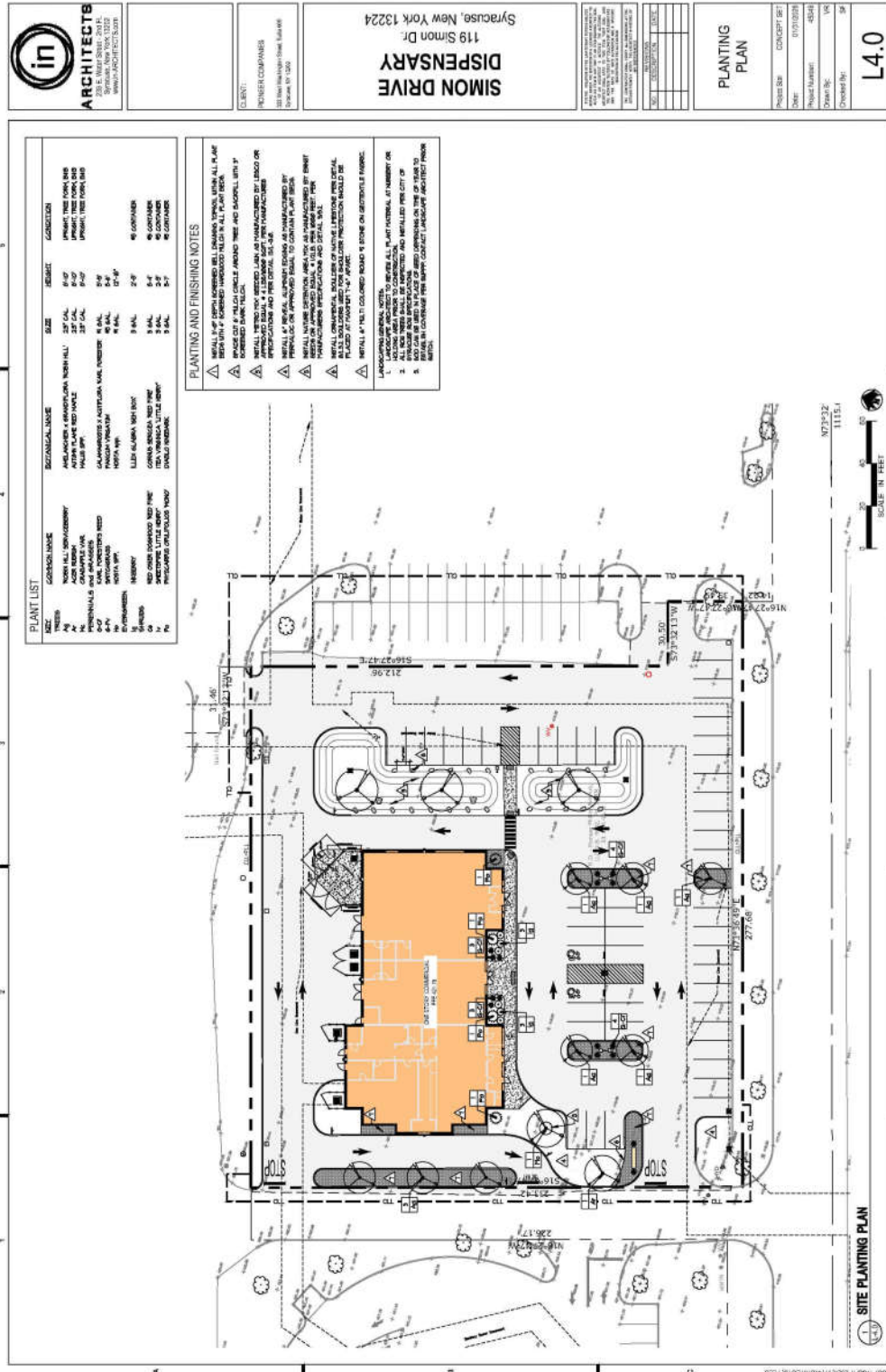
JURISDICTION:

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 Route 690, a state highway

Summary:

the applicant proposes to construct a 6,856 sf commercial building with three tenant spaces on a 1.49-acre parcel in a Commercial (CM) zoning district





STAFF REVIEW:

Past Board Reviews:	Project site review referral (Z-17-415) to construct a Golden Corral Restaurant to the rear of the site. The Board advised the applicant and City to ensure appropriate permissions for work within easements are obtained, including a permit from the Onondaga County Department of Water Environment Protection (WEP) for work within their easement, and suggesting reducing impermeable surface and incorporating green infrastructure to improve stormwater conditions on site.
Location:	The site is located on Simon Drive, a local road, in a commercial area between Erie Boulevard East and Interstate 690, east of South Midler Avenue. Surrounding businesses include a credit union to the west, Golden Corral restaurant to the rear, and a Lowe's Home Improvement store to the east.
Existing Site Layout:	The site is currently a green space between the expansive asphalt of neighboring site's internal roadways and parking lots.
Project Detail:	The applicant is proposing construction of a one-story, 6,856 sf building to be located near the northwest corner of the site. A 52-space parking lot will be located along two sides of the site with an internal roadway along the northern site boundary and a drive-thru circulates along the western side of the building. The exact use of the proposed building is not clear from the referral materials, but a license from the NYS Office of Cannabis Management was included with the referral.
Landscaping:	Per the Planting Plan dated 1/31/26, landscape strips occur along three boundaries with planting islands in the parking lot. A drainage area will be installed between the eastern parking area and the entrance to the drive-thru.
Easements:	Per the Boundary and Topographic Survey Map dated 12/16/25, a drinking water easement occurs along the southern and eastern boundaries of the site and a gas line easement occurs near the rear site boundary. Per the plans, the parking areas will be constructed in these easements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/15/26, 1.25 acres of the site will be disturbed by the proposed project and "stormwater shall be directed to on site storage systems. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to City of Syracuse drinking water is proposed to serve the new building.
Wastewater:	A new connection to the public sewers is proposed to serve the new building. There is no sewer on Simon Drive, but a County trunk sewer is located on the adjacent bank parcel. The site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination

with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

Plants/Animals:	The site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Other:	The project is within 2,000 feet of a site in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Manlius Town Board
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-143

REFERRING BOARD: Town of Manlius Town Board

DATE RECEIVED: 6/1/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Manlius

LOCATION: at 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 Manlius is proposing a 12-month moratorium on the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of Commercial Cryptocurrency Mining Operations and Data Processing Centers "while the Town of Manlius considers zoning changes and the enactment of zoning measures to specifically address the matters of community concern." The specific areas of concern are not detailed in the proposed law.

Per the proposed law, the moratorium will apply to all zoning districts and all real property within the Town. Previously approved Commercial Cryptocurrency Mining Operations and Data Processing Centers are excluded from the moratorium and may be "sited, established, placed, installed, constructed, erected and/or operated in accordance with the approved plans" but further alteration and/or enlargement of the previously approved project is prohibited under the moratorium.

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

Applications for relief may be made to the Town Board and will be reviewed under the 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

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: <https://onondaga.gov/planning/>



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Manlius Town Board
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-144

REFERRING BOARD: Town of Manlius Town Board

DATE RECEIVED: 6/1/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Manlius

LOCATION: at 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 Manlius is proposing a 12-month moratorium on the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems (BESS) "while the Town of Manlius considers zoning changes and the enactment of zoning measures to specifically address the matters of community concern." The specific areas of concern are not detailed in the proposed law.

The law provides definitions for BESS, Tier 1 BESS, and Tier 2 BESS, but the proposed moratorium is for all BESS without regard to the size of the proposed system.

Per the proposed law, the moratorium will apply to all zoning districts and all real property within the Town. Previously approved BESS and/or BESS which are located on Town-owned property are excluded from the moratorium and may be "sited, established, placed, installed, constructed, erected and/or operated in

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

accordance with the approved plans” but further alteration and/or enlargement of the previously approved BESS is prohibited under the moratorium.

Applications for relief may be made to the Town Board and will be reviewed under the 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 Zoning Board of Appeals
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 3159 Erie Boulevard East
RECOMMENDATION: No Position With Comment

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

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

CASE NUMBER: Z-26-146
REFERRING BOARD: Town of DeWitt Zoning Board of Appeals
DATE RECEIVED: 6/1/2026
TYPE OF ACTION: AREA VARIANCE
APPLICANT: Raising Cane's Restaurant, LLC
LOCATION: at 3159 Erie Boulevard East
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 of feet Erie Boulevard East (NYS Route 5), a state highway
TAX ID(s): 044.-07-14.1
PROPOSAL: The applicant is requesting multiple area variances to allow redevelopment of a (soon to be former) Taco Bell restaurant site on a 1.54-acre parcel in a Business zoning district in the Town of DeWitt. The existing site contains a drive-thru restaurant along the Erie Boulevard East frontage in the DeWitt Town Center shopping plaza.

The applicant is proposing opening a 3,472 sf Raising Cane's Chicken Finger restaurant. The proposal includes demolishing the existing restaurant and constructing the new restaurant building with a two-lane drive-thru. Per the Overall Site Plan dated 5/27/26, access to the site will remain the same: no direct access to Erie Boulevard East (NYS Route 5); Erie Boulevard East access will be via the existing plaza surrounding the site. The restaurant building will be located along the Erie Boulevard frontage with the drive-thru circulating around three sides and a 36-space parking lot along the side. A 573-sf patio area will be

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

located along the front of the building. Per the Overall Site Plan, a roadside sidewalk is located along the Erie Boulevard East frontage and trees are existing around the boundaries of the site. There are no sidewalks connecting the building to roadside sidewalks.

The applicant requests five area variances:

- To allow four stacking spaces per drive-thru lane when Town Code requires six.
- To allow 36 parking spaces where Code requires 68.
- To allow five additional attached signs where Code limits the building to one.
- To allow two signs to be mounted above the eave height where code requires 1' below the eave.
- To allow total sign area to be 185.46 sf where code allows a maximum of 120 sf.

Per the Site Signage Plan dated 5/27/26, the applicant proposes four business-identifying wall signs to be 30.75-sf-each, a 3-sf chicken fingers window sign (interior), and a 39.88-sf "One Love Heart Art" sign to be located near the front entrance.

The proposed restaurant will connect to Town of DeWitt water and public sewer. The site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas.

Per the Environmental Assessment Form (EAF) dated 3/3/26, 1.25 acres of the site will be disturbed by the proposed project and the site will "connect to the existing plaza system." 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(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.

Advisory Note(s): Other Text Goes here

RECOMMENDATION: No Position With Comment

Comment(s): The Board has No Position regarding the proposed variances, but offers the following requirements and comment for redevelopment of the site:

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Erie Boulevard East 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.

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

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

3. The applicant and Town are encouraged to add sidewalks connecting the building to existing sidewalks on Erie Boulevard along with adding bicycle racks. Additionally, the applicant is encouraged to add landscaping around the building and planting islands in the parking lot to improve aesthetics and aid in stormwater management on the highly paved site.



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Salina Zoning Board of Appeals
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 904 Vine 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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-154

REFERRING BOARD: Town of Salina Zoning Board of Appeals

DATE RECEIVED: 6/10/2026

TYPE OF ACTION: AREA VARIANCE

APPLICANT: James Schneider

LOCATION: at 904 Vine Street

WITHIN 500' OF: The site is located within 500 feet of Vine Street (Route 51), a county road, and NYS Thruway (Route 90), a state highway

TAX ID(s): 028.-01-05.0

PROPOSAL: The applicant is requesting an area variance to install an LED message board onto an existing sign on a 2.93-acre parcel in a Multiple-Family Residential District (R-4). The site contains St. Matthew's Episcopal Church, a building complex located off the Vine Street frontage with a parking lot along the eastern side and rear of the building. The complex has both a U-shaped driveway providing access to the front of the building and the parking lots and a driveway providing access to a building located along the western parcel boundary. An existing sign is located along Vine Street, in the center of the U-shaped driveway.

The current sign is double-sided with a 42" x 72" building identifying sign and a 30" x 72" manual changeable message board sign beneath. The applicant is proposing to replace the manual message board with a 24" x 72" LED message board. No other changes to the site are proposed.

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Village of East Syracuse Zoning Board of Appeals
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 203 and 205 McCool Avenue
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-155

REFERRING BOARD: Village of East Syracuse Zoning Board of Appeals

DATE RECEIVED: 6/11/2026

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Savannah Wright

LOCATION: at 203 and 205 McCool Avenue

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Hartwell Avenue (Route 77), a county highway

TAX ID(s): 005.-02-11.0; 005.-02-10.0

PROPOSAL: The applicant is requesting an area variance related to the addition of a shared driveway and parking spaces in the rear of two residential houses on two 0.06-acre parcels in a Residential (R-1) zoning district. The site contains two parcels, each containing houses smaller than 1,000 sf within a dense Village of East Syracuse neighborhood. The houses utilize a shared broken asphalt driveway that extends half the depth of the parcels. Per the Layout, Materials, & Planting Plan dated 6/15/26, the driveway occurs on both parcels.

The applicant is proposing to construct a new driveway to serve both homes that extends to the rear property boundaries along with constructing two parking spaces for each house. Per the referral materials, the parking spaces will be lined on two sides with arborvitae to provide both screening and "vertical green space". The applicant requests an area variance to allow 37% green space when Village Code requires 50% green space.

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

Additional improvements to the homes include updates to the roofs, porches, and fencing, energy efficient windows, and siding.

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Planning Board
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 6300 Thompson Road
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-160
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 6/12/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: Skye Horton (For Burger King)
LOCATION: at 6300 Thompson Road
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635), a state road
TAX ID(s): 033.-05-03.1
PROPOSAL: The applicant is requesting site alterations to reflect new branding at a Burger King restaurant with a drive-thru on a 1.3-acre parcel in a Business (B) zoning district. Per the site plan dated April 30, 2026, the applicant is proposing several alterations including painting existing light poles and dumpsters and providing new signage to reflect current franchise branding. The applicant is also proposing landscaping, re-striping the existing parking area and the addition of new traffic identification signs. Additionally, the applicant is proposing to mill and repave the existing ADA parking area and adjust the existing slope to bring the area into ADA compliance.

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 2921 Erie Boulevard East
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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-161

REFERRING BOARD: City of Syracuse Zoning Administration

DATE RECEIVED: 6/12/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Christian Freeman/Don DeStefano

LOCATION: at 2921 Erie Boulevard East

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

TAX ID(s): 033.-01-13.0

PROPOSAL: The applicant is proposing façade and interior improvements to a commercial property including adding three additional tenant spaces and exterior improvements including repaving/restriping the lot, adding plantings in front of the building and along the road frontage, and adding stormwater infrastructure to the parking lot on a 1.754-acre parcel in a Commercial (CM) zoning district.

The site contains an 18,577 sf commercial building on the commercial corridor of Erie Boulevard East, south of Interstate 690. The existing building has two commercial spaces including Vision Works and Veda Leaf cannabis dispensary. Per the Layout Plan dated 5/26/26, the three new tenant spaces will be between 1,814 sf and 2,122 sf and located between the existing businesses. No other exterior site changes are proposed.

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

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ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director of Planning
DATE: Wednesday, June 17, 2026
RE: GML Administrative Review - at 971 Spencer 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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: S-26-19
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 6/15/2026
TYPE OF ACTION: PRELIMINARY SUBDIVISION
APPLICANT: Michael Murabito Esq.
LOCATION: at 971 Spencer Street
WITHIN 500' OF: Route 690, a state highway
TAX ID(s): 115.-01-02.0; 115.-01-01.0

PROPOSAL: The applicant proposes a lot line adjustment between two commercial properties to create two unencumbered parcels on 2.1 acres in a Commercial (CM) zoning district. The site contains a self-storage company located at the intersection of Spencer Street and Hiawatha Boulevard West, both local roads, and the adjacent landscaping company.

Per the Spencer Street Resubdivision Map dated 4/3/26, the easternmost storage building is located on the shared parcel boundary. Per the Resubdivision Map, the landscaping business parcel will convey 0.081 acres to the storage company parcel to create new Lot 1A, 0.896 acres (landscaping business) and new Lot 2A, 4.069 acres (storage company). No exterior changes to the site are proposed. Per the referral materials, this application is to correct a "long standing boundary discrepancy between these two parcels."

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

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