



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

MEETING AGENDA

Wednesday, August 5, 2026
11:00 AM

- I. Call To Order
- II. Approval of minutes from previous meeting date of: 07/15/2026
- III. Other Business
- IV. Actions on GML Section 239 Referrals to the County Planning Board
- V. Administrative & Informal Reviews
- VI. Adjourn

INDEX

PAGE	CASE #	Applicant	Type of Action	Municipality
1	S-26-24	Paladin Park	PRELIMINARY SUB	Town of Onondaga
5	S-26-25	Limestone-Norton Subdivision	PRELIMINARY SUB	Town of Onondaga
9	Z-26-177	B. Drulyk (South Bay Lawrence, LLC)	SITE PLAN	Village of North Syracuse
13	Z-26-179	James Boglioli	SITE PLAN	Town of Salina
18	Z-26-182	Avodeji Akanji (for Amazon)	SITE PLAN	Town of DeWitt
22	Z-26-184	Landmark Challenger	SITE PLAN	Town of Lysander
28	Z-26-185	Kimbillion Group, Inc.	SITE PLAN	Town of Van Buren
32	Z-26-188	Byrne Dairy	SITE PLAN	Town of Cicero
37	Z-26-189	Brew Team NY, LLC	SITE PLAN	Town of Cicero
41	Z-26-190	Barram LLC - Greg C. Ramin	SITE PLAN	Town of Van Buren
45	Z-26-191	Raising Cane's Restaurant, LLC	SITE PLAN	Town of DeWitt
49	Z-26-178	Mark W. Cron	ZONE CHANGE	Town of Clay
53	Z-26-180	James Boglioli	AREA VARIANCE	Town of Salina
58	Z-26-186	Kimbillion Group, Inc.	AREA VARIANCE	Town of Van Buren
62	Z-26-187	Town of Camillus	ZONE CHANGE	Town of Camillus
66	S-26-23	SAIA Motor Freight Line, LLC	FINAL SUBDIVISIO	Town of DeWitt
70	Z-26-183	Leo R. Duger, Jr	ZONE CHANGE	Town of Lysander
74	Z-26-192	Town of Fabius	LOCAL LAW	Town of Fabius

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 S-26-24

Case Number: **S-26-24**

RelatedCases:

Referring Board: Town of Onondaga
Planning Board

Type of Action: PRELIMINARY
SUBDIVISION

Keyword: Paladin Park Subdivision

Applicant: Paladin Park

Location: at East Seneca Turnpike

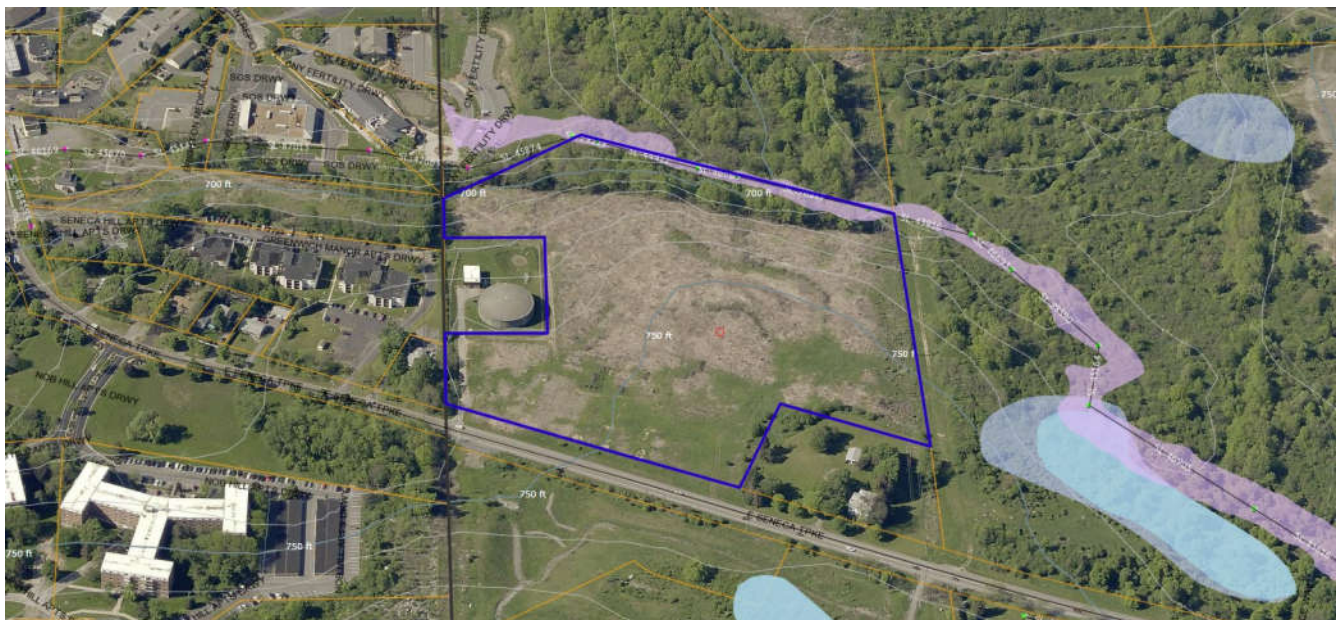
Tax Map ID: 032.-01-09.3

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 New York State Route 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse

SUMMARY:

the applicant proposes a subdivision of one parcel into four new lots, Lot 1 (2.399 acres), Lot 2 (1.086 acres), Lot 3 (10.233 acres) and Lot 4 (2.106 acres), in Professional and Commercial Office (PCO) and Neighborhood Shopping (NS) zoning districts





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-09-37) to divide a 34.5-acre lot into two new lots. The Board encouraged the requirement of a stormwater management plan for any proposed development and advising the applicant to establish a cross-access easement with the adjacent parcel to the east.
Location:	The site is a vacant parcel along the north side of East Seneca Turnpike in the Town of Onondaga, abutting the City of Syracuse to the west. A county-owned property containing an OCWA water tank is located along the western parcel boundary. The site has steep slopes on site which may impact development.
Subdivision	Per the Paladin Park Subdivision Map dated 3/10/26, the applicant is proposing to divide the parcel into four new lots: · Lot 1 (2.399 acres) and Lot 2 (1.086 acres) along the East Seneca Turnpike frontage and located within a Neighborhood Shopping zoning district. · Lot 3 (10.233 acres) comprising the rear of the parcel and located in a Professional & Commercial Office zoning district. · Lot 4 (2.106 acres) in the eastern corner of the parcel, to the rear of proposed Lot 2, and is located in a Professional & Commercial Office zoning district.
Project Detail:	Per the referral notice, the applicant is proposing to divide the site into four new lots and “office space planned for Lot 4 and apartments on rear lots.” There is no discussion in the Environmental Assessment Form (EAF) dated 2/4/26, regarding the future development of the site. Location of apartments or office uses are not detailed.
Access:	Per the Subdivision Map, a new access road, Paladin Drive, is proposed to provide East Seneca Turnpike access to all four lots. Paladin Drive will be located between proposed Lots 1 and 2 and will terminate in a hammerhead between proposed Lots 3 and 4. It is unclear whether Paladin Drive will be a public or private road. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Seneca Turnpike must meet Department requirements.
Easements:	Per the Subdivision Map, multiple easements are located on site: · An 80'-wide Niagara Mohawk Power Corporation easement is located along the eastern side boundary. · A 20'-wide Utility Easement crosses proposed Lot 1. · A 5'-wide Utility Easement is located along the western boundary of proposed Lot 2. · A 66'-wide County Water easement is located along the western parcel boundary. 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.
Floodplain/Flood way:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear boundary of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the

free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

Plants/Animals: The site may contain the Indiana bat and/or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site will be removed.

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

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>*

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 S-26-25

Case Number: **S-26-25**

RelatedCases:

Referring Board: Town of Onondaga
Planning Board

Type of Action: PRELIMINARY
SUBDIVISION

Keyword: Limestone-Norton Subdivision

Applicant: Limestone-Norton Subdivision

Location: at Northwest corner of Abbey and
Norton Roads

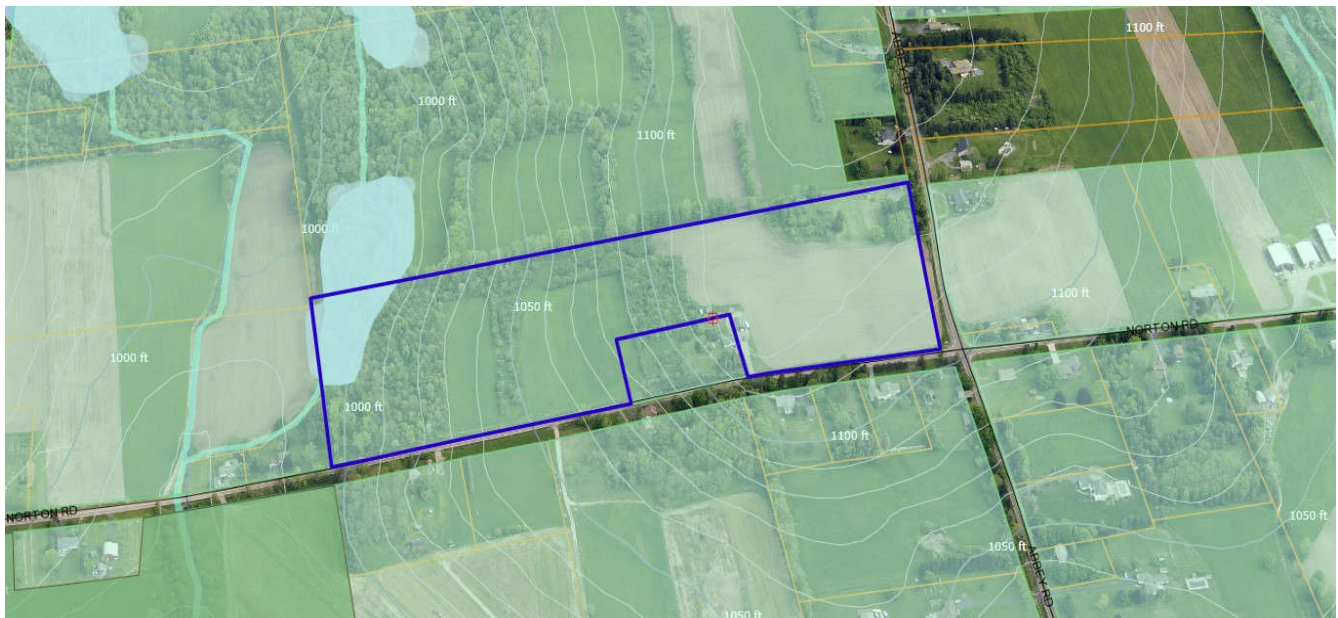
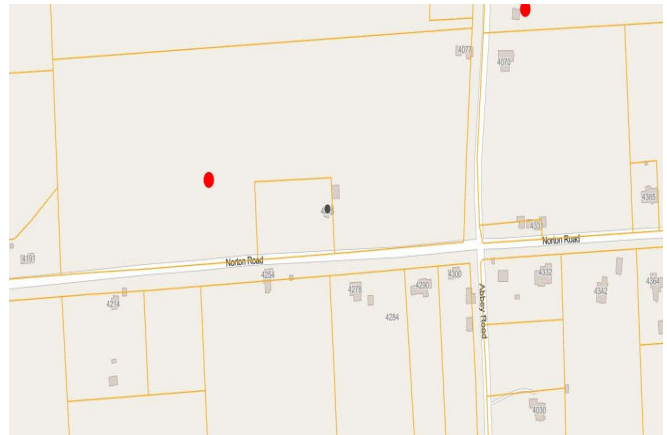
Tax Map ID: 051.-03-07.1

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 Norton Road (Route 242) and Abbey Road (Route 212), both county highways

SUMMARY:

the applicant proposes to subdivide one parcel into eight new lots, Lot 1 (3.33 acre), Lot 2 (3.32 acres), Lot 3 (3.36 acres), Lot 4 (3.34 acres), Lot 5 (3.21 acres), Lot 6 (2.58 acres), Lot 7 (2.57 acres) and Lot 8 (3.27 acres) in Agricultural-Residential (A-R) and Residential and Country (R-C) zoning districts





STAFF REVIEW:

Location:	The site is located in the center of the Town in an area characterized by low density residential and large parcels containing agriculture and/or woodlands. The site is located at the northwest corner of Norton and Abbey Roads (County Highways 242 and 212).
Project Detail:	The applicant is proposing to divide the 26.5-acre site into eight residential lots. Two of the proposed lots contain existing houses. The type of residential use is not specified.
Subdivision	Per the Limestone-Norton Subdivision Map dated 6/8/26, the proposed lots will be primarily arranged west to east along Norton Road. The proposed lots are: Lot 1 (3.33 acres), Lot 2 (3.32 acres), Lot 3 (3.36 acres), Lot 4 (3.34 acres), Lot 5 (3.21 acres), Lot 6 (2.58 acres), Lot 7 (2.57 acres), Lot 8 (3.27 acres). Proposed lots 1-4 are rectangular shaped lots. Proposed Lot 5 will be a flag-lot with a 20'-wide pan handle connecting to Norton Road. Proposed Lot 8 will be the only lot with frontage only to Abbey Road.
Access:	Each of the proposed lots (except Lot 5) show existing or proposed driveways to either Norton Road or Abbey Road, both county roads. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Norton or Abbey Roads must meet Department requirements, including sight distance.
Drinking Water:	OCWA drinking water occurs on Norton Road. The applicant is proposing new connections to public drinking water to serve the proposed lots. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	The site is located outside of the Onondaga County Sanitary District. The applicant is proposing individual septic systems to serve the propose lots. ADVISORY NOTE: New York State and Onondaga County laws require the design of sewage disposal and water supply provisions to serve this property to be approved by Onondaga County Health Department's Bureau of Public Health Engineering prior to Department endorsement of the subdivision.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials. Per Onondaga County Ag Mapper, the site contains almost exclusively prime farmland and farmland of statewide importance with an Ag density score of 3.48 out of 6.
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>*

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-177

Case Number: **Z-26-177**

RelatedCases:

Referring Board: Village of North Syracuse
Planning Board

Type of Action: SITE PLAN

Keyword: Drulyk Construction

Applicant: B. Drulyk (South Bay Lawrence, LL

Location: at 111 South Bay Road

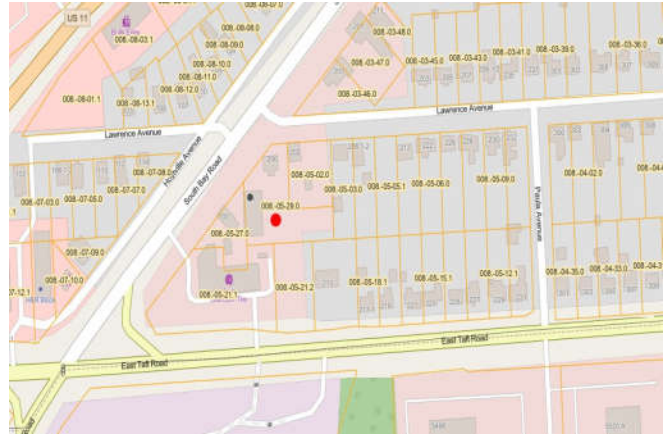
Tax Map ID: 008.-05-29.0

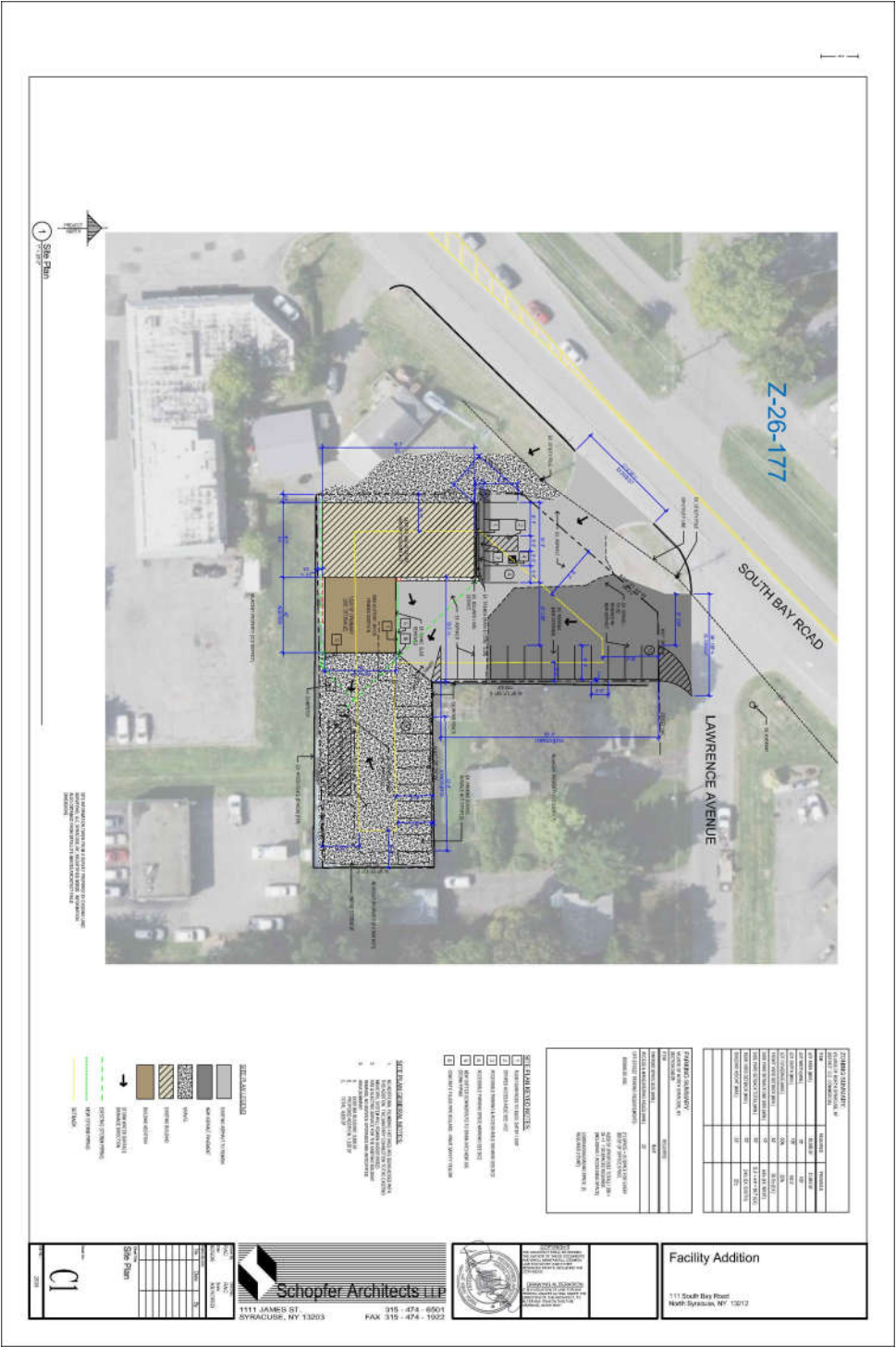
JURISDICTION:

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 South Bay Road (Route 208) and Taft Road (Route 19), both county highways, and the municipal boundary between the Village of North Syracuse and the Town of Salina

SUMMARY:

the applicant proposes to construct an addition to an existing building, repave driveway to add additional parking, and install wall fixture signage on a 0.50-acre parcel in a Commercial (C-2) zoning district





STAFF REVIEW:

Location:	The site is located along South Bay Road, north of its intersection with East Taft Road. The area is characterized by a mix of small and large commercial uses interspersed with single family residential. A single-family house is located between the site and the neighboring Mavis Discount Tire business and the site abuts residential uses to the rear.
Existing Site Layout:	The site contains an existing 40.1'x81.7' (3,276 sf) building used by Drulyk Construction located in the southwest corner of the irregularly shaped parcel. Per aerial imagery, the remainder of the lot is covered by an asphalt driveway and gravel laydown area. Fencing surrounds most of the site. Per aerial imagery, the outdoor area is utilized for parking and storage of equipment and contains two storage containers located near the building.
Proposed Site Layout:	The applicant is proposing construction of a 1,520 sf addition to the existing building to be utilized as storage along with paving the area between the building and the road frontages. The rear of the site will remain covered by gravel. Existing 6'-high wood fencing will remain.
Access:	The site has frontage on both South Bay Road and Lawrence Avenue. The site has an existing asphalt driveway to South Bay Road, a county route, and gravel access to Lawrence Avenue, a local road. Per the Site Plan, the applicant proposed to formalize and asphalt the driveway to Lawrence Avenue. No changes are proposed to the South Bay Road driveway. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/29/26, 0.16 acres of the site will be disturbed by the proposed project and "stormwater will flow to an existing drywell located on the south side of the project site."
Other:	The site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas.
Bike/Ped/Transit:	The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone. Per aerial imagery, there are no sidewalks in front of the site, but there are sidewalks along South Bay Road 300' south of the site and along nearby East Taft Road.

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-179

Case Number: **Z-26-179**

Related Cases: Z-26-180

Referring Board: Town of Salina Zoning
Board of Appeals

Type of Action: SITE PLAN

Keyword: Delta Sonic Carwash

Applicant: James Boglioli

Location: at 3720 Brewerton Road

Tax Map ID: 057.-02-06.1

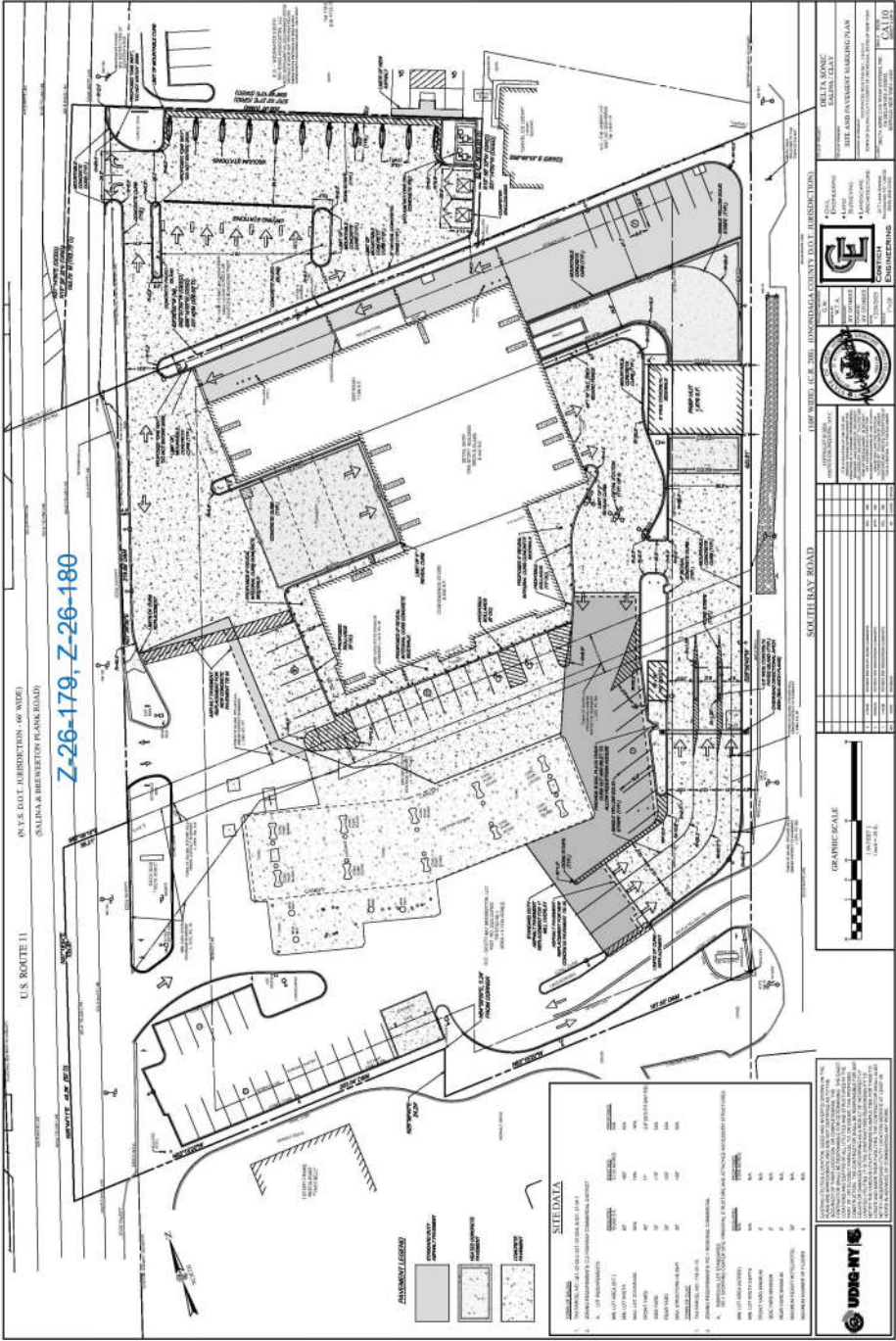
JURISDICTION:

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

SUMMARY:

the applicant proposes to construct an accessory vacuum and drying station and pre-spray hut at an existing Delta Sonic carwash on a 3.12-acre parcel in a Highway Commercial (C-2) zoning district with a Motor Vehicle Service Facility Overlay District (OL-1)





STAFF REVIEW:

Past Board Reviews:	Special Permit referral (Z-26-158) from the Town of Clay regarding this proposed Delta Sonic expansion into the adjacent parcel. The Board advised the applicant to coordinate with NYS Department of Transportation (NYSDOT) regarding Brewerton Road access and due to the site being located in a County drainage district, to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage plan to the Onondaga County Department of Water Environment Protection (WEP). The Board also encouraged the applicant and Town to consider installation of sidewalks along both Brewerton Road and South Bay Road frontages.
Concurrent Reviews:	Area variance referral (Z-26-180) to allow the proposed renovations.
Location:	The site is located in a commercialized area between Brewerton Road and South Bay Road. The existing Delta Sonic facility is located within the Town of Salina, abutting the municipal boundary with the Town of Clay. The proposed site changes include expanding into the adjacent Town of Clay parcel to the north.
(cont'd):	The existing Delta Sonic facility contains a car detailing building, fueling station, and convenience store. The drive-thru for the car wash/detailing building circulates along the South Bay Road frontage before entering the building situated along the northern boundary of the Town of Salina parcel. Town of Clay parcel: This parcel currently contains a portion of a small commercial plaza, to be demolished, to allow renovation and expansion of the Delta Sonic facility to the south.
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.
Variances:	The applicant requests a variance to allow the proposed prep hut to have a setback of 3.9' from the South Bay Road right-of-way where a minimum of 15' is required.
Access:	The Town of Salina parcel has an entrance-only driveway and a full-access driveway from Brewerton Road and a full-access driveway from South Bay Road. No changes are proposed. 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.

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

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

Bike/Ped/Transit: Per aerial imagery, there are 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>*

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-182

Case Number: **Z-26-182**

Keyword: Amazon

RelatedCases:

Applicant: Avodeji Akanji (for Amazon)

Referring Board: Town of DeWitt Planning Board

Location: at 6834 Kirkville Road

Type of Action: SITE PLAN

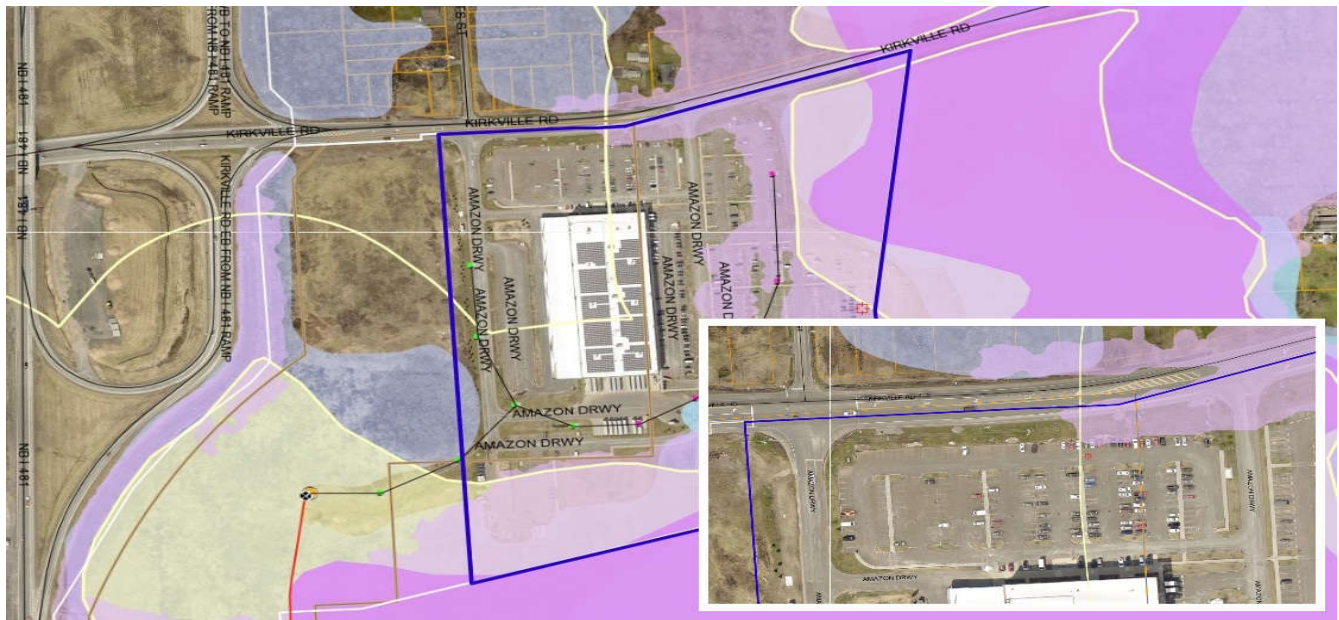
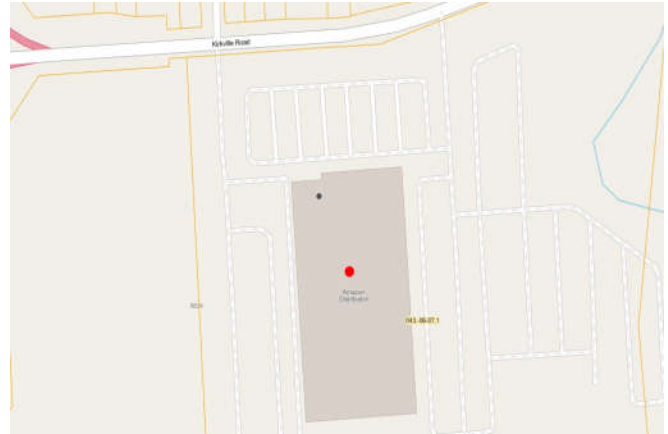
Tax Map ID: 043.-06-07.1

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 Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county highway

SUMMARY:

the applicant proposes to modify driveway access and internal circulation of an existing Amazon distribution facility on a 42-acre parcel in a High-Tech (H-T) zoning district



STAFF REVIEW:

Past Board Reviews:	The Board has reviewed multiple referrals regarding this site and construction of this Amazon facility: ·Site plan referral (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit. ·Subdivision referral (S-16-56) to combine six lots under common ownership. It does not appear the subdivision was completed. ·Concurrent local law referrals (Z-19-286, Z-19-287) to add a “Transportation and Distribution Node Overlay District” to the Town zoning code and apply the new district to 6 parcels totaling 70.45 acres. Both were adopted. ·Site plan and subdivision referrals (Z-20-9, S-20-10) to construct this Amazon facility. Recommendations included modifications and comments regarding access, traffic and stormwater impacts, wastewater accommodations, and impacts to wetlands and critical drinking water infrastructure on-site. ·Site plan referral (Z-25-122) to construct a drive-thru Automated Vehicle Inspection (AVI) outbuilding containing scanners and cameras.
Location:	The site is an Amazon Distribution Center located along Kirkville Road, southeast of the Interstate 481 overpass over Kirkville Road and contains a large central building surrounded by asphalt and expansive parking lots.
Access:	The site currently has two full-access driveways to Kirkville Road (County Route 53). ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Kirkville Road will be permitted.
Project Detail:	The applicant is proposing two changes to the existing flow of traffic through the site: ·To modify the egress of the eastern full access driveway to be a right-turn-only exit to improve safety and reduce collisions by redirecting internal traffic to the western, signalized, driveway to Kirkville Road. ·Making a curb cut and constructing a right-only egress from the western side of the employee parking area (between the building and the Kirkville Road frontage) to the western internal access road to improve flow to the western access road and western full-access driveway.
Easements:	Per the Partial Topographic & Location Survey dated 6/2/26, the western access road occurs in a 90'-wide Joint Access & Utility easement. A 20'-wide water easement appears to occur adjacent to the Joint Access easement and occurs under a portion of the employee parking lot and internal access roads. It appears the proposed work on the western side of the site encroaches into both easements. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

Stormwater: Per the Environmental Assessment Form (EAF) dated 5/19/26, 0.0409 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated.

Wetlands: GIS mapping shows southern and eastern portions of the parking areas may contain state and federal wetlands, which appear to exclude the subject area. Wetland boundaries are not depicted in the plans and per GIS mapping do not appear to be located in the subject areas.

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

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate that south and east portions of the site are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation. Per GIS mapping, the eastern driveway appears to encroach into the floodplain, but is located outside of the floodway. Significant portions of the existing parking areas appear to encroach into floodplain area.

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

Plants/Animals: The site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project.

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-184

Case Number: **Z-26-184**

RelatedCases:

Referring Board: Town of Lysander
Planning Board

Type of Action: SITE PLAN

Keyword: Melvin Farms

Applicant: Landmark Challenger

Location: at Hayes Road/Cold Springs Road

Tax Map ID: 060.-01-16.2; 060.-01-14.1

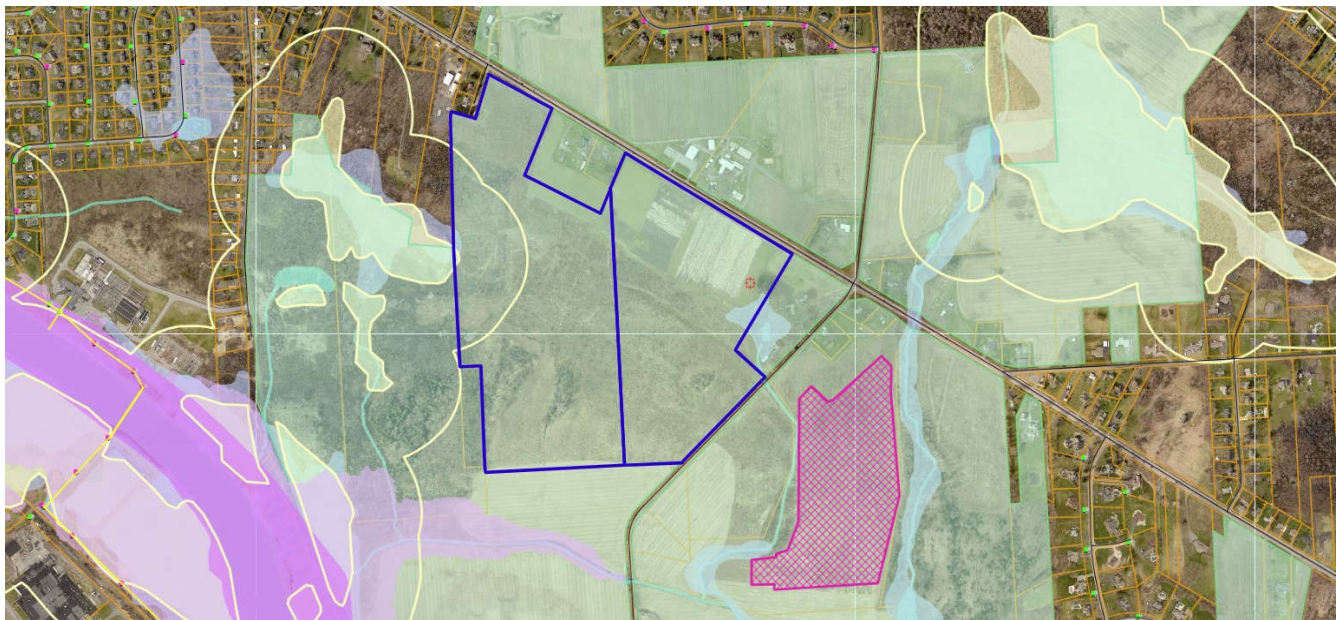
JURISDICTION:

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 Cold Springs Road (Route 370), a state highway, North Hayes Road / Hicks Road (Route 157), a county highway, a county-owned wastewater treatment facility, and a farm operation located in a NYS Agricultural District

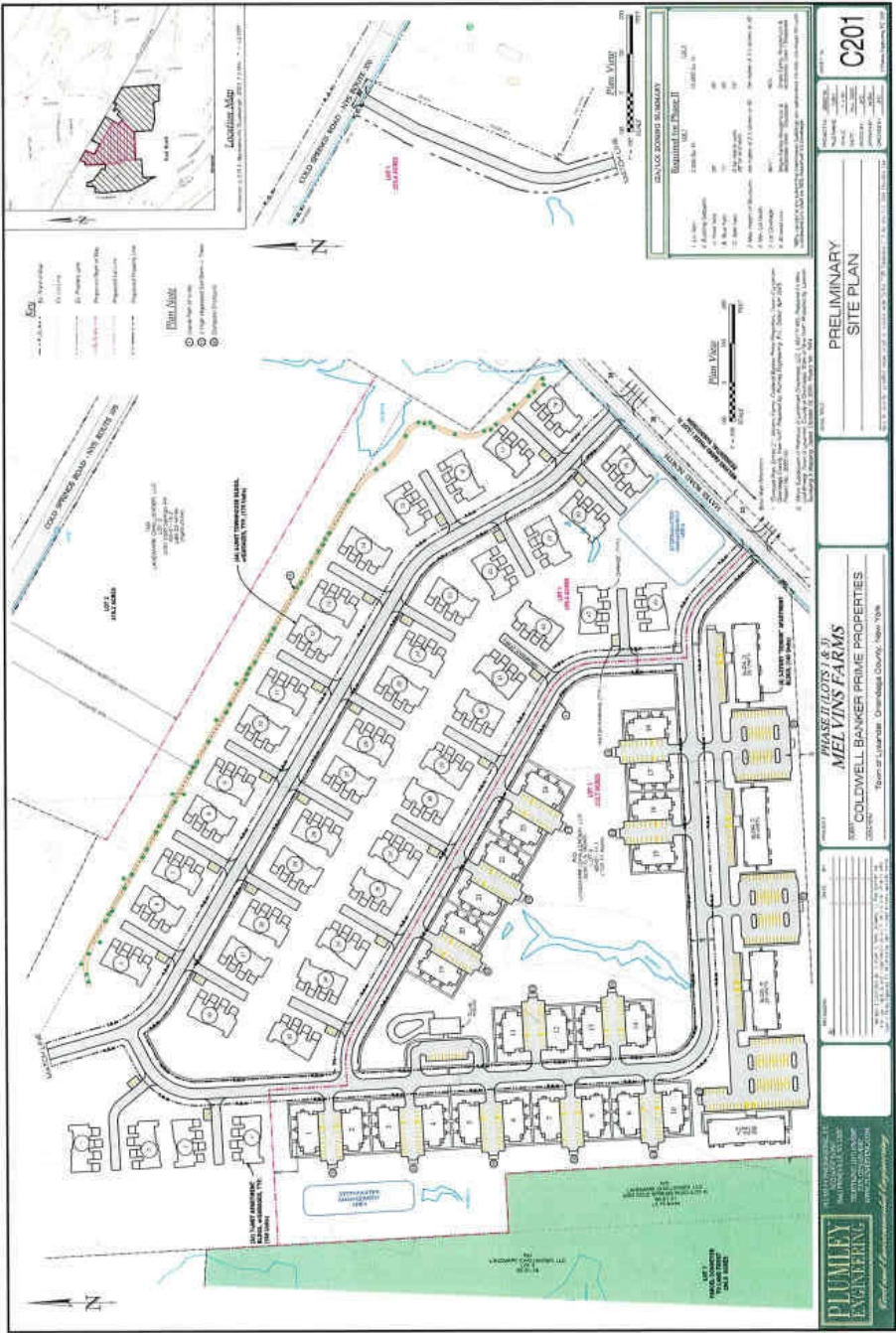


SUMMARY:

the applicant proposes to construct 44 townhouse buildings on Lot 1 and 24 apartment buildings and 4 senior apartment buildings on lot 3 on 89 acres in an Incentive Zoning Overlay district



Z-26-184



STAFF REVIEW:

Past Board Reviews: The Board has previously reviewed multiple referrals related to this project including multiple zone change referrals for the zoning application of the Incentive Zoning Overlay:

- Subdivision referral S-26-3 to divide a 14-acre parcel on the southeast side of North Hayes Road into 45 residential lots.
- Zone change referral Z-25-116 to apply the Incentive Zoning Overlay to the site and the remainder of the Melvin Farms project area.
- Zone change referral Z-23-112 (for the same Overlay) and concurrently referred updated Town of Lysander Comprehensive Land Use Plan (Z-23-121) which included advocating for using the Incentive Zoning District as a means to facilitate sanitary sewer service on the Cold Springs Peninsula.
- Site plan and subdivision referrals (Z-23-152, S-23-20) for a 5 MW solar array to be installed on the eastern section of the site.
- Zone change referral Z-15-413 for a previous iteration of the Incentive Zoning Overlay (Disapproved by the Board due to inadequate information to fully assess project and impacts).
- Concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323).

(cont'd): The Board required modifications to the most recently referred subdivision including:

- Advising the applicant to continue to coordinate with both Onondaga County Department of Transportation and NYS Department of Transportation (OCDOT and NYSDOT) regarding access to the site and advising the Town must ensure all NYSDOT required mitigation be completed prior to the issuance of occupancy permits.
- For any sewer infrastructure to be constructed, the Onondaga County Department of Water Environment Protection (WEP) requires submission of engineer stamped plans and specifications for a sewer extension and capacity assurance review from WEP, the Onondaga County Health Department, and New York State Department of Environmental Conservation. Infrastructure must at a minimum be designed in accordance with Ten State Standards and all applicable Federal, State and local requirements.
- WEP further advises that the developer must convey ownership of newly constructed public sewer infrastructure to WEP upon the Engineer's final certification of installation. All new sewer connections will require an Onondaga County licensed plumber to apply for a plumbing permit through WEP's Plumbing Control Division.

The Board also provided comments including:

- Advising the Town to require all filed Subdivision Plans include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, proposed water and wastewater infrastructure, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
- The applicant is urged to house stormwater basins on their own lots and responsibility for ownership and maintenance of the stormwater management facility areas should be clearly established and funded.
- Encouraging good design of the neighborhoods to include amenities like gathering spaces, a trail and sidewalk network, and transit stops are in place while minimizing

the impact of parking.

Location: The site contains two vacant parcels totaling 104 acres with frontage on both North Hayes Road (County Route 157) and Cold Springs Road (NYS Route 370).

Proposed Site Layout: Per the Preliminary Site Plan dated 11/2025, the applicant proposes construction of 484 Dwelling Units (DU) in a mixed-residential portion of the site to be comprised of:

- 44 townhouse buildings (4 DUs each, totaling 176 DU)
- 24 apartment buildings (7 DU each, totaling 168 DU)
- 4 senior apartment buildings (35 DU each, totaling 140 DU)

The townhouse buildings will be arranged along an internal road, backed by apartment buildings, with the senior apartment buildings arranged in the southern portion of the site near North Hayes Road.

The internal road loops the subject area, separating the townhouse area from the apartment building area, from the senior apartments area. A clubhouse is depicted in the western portion of the site, between the apartment building and townhouse areas.

Per an email with the Town dated 7/31/26, the internal roads will remain under private ownership, built to Town specifications, and maintained by the future Homeowner's Association.

The townhouses will be contained within one 55.4-acre parcel and the apartment buildings, senior apartments, and clubhouse will be contained in another 33.7-acres parcel. No further subdivisions are anticipated.

ADVISORY NOTE: Any new roadway must have the street name reviewed and approved by the Onondaga County 911 Street Name Committee.

Access: The Preliminary Site Plan depicts an internal road circulating around the residential buildings and having two full-access connections to North Hayes Road along and a full-access road connection to NYS Route 370 at the northwest corner of the site.

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

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on Route 370 must meet Department requirements.

Parking:

- Townhouse buildings are depicted as having individual garages with three open lot parking space per cluster for visitor parking.
- Apartment buildings are paired around shared parking lots.
- Senior apartment buildings are shown with large open parking between them and surface parking along the driveway serving the senior apartment area.

Parking numbers for the individual apartment building lots or senior apartment building lots are not provided. The total number of proposed parking spaces is not provided. It is unclear if parking meets or exceeds municipal requirements.

Bike/Ped/Transit: Sidewalks appear to connect apartment and senior apartment buildings to their respective parking lots and along at least one side of the internal road. Sidewalks are not shown connecting the townhouse buildings to sidewalks along the internal road. A sidewalk is depicted along a small portion of the North Hayes Road frontage. Sidewalks do not appear to connect to Route 370.

Current Zoning: Per the previous zone change referral (Z-25-116) to apply the Incentive Zoning

Overlay, the applicant seeks to provide certain benefits or amenities to the community in exchange for adjustments to certain zoning requirements. Possible amenities are defined as parks, utilities, preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities, and/or cash in lieu of amenities for specific purposes identified. Identified amenities currently include sewer infrastructure and a land trust.

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/1/24 included with a previous referral, the whole Melvin Farms development, including across North Hayes Road, will result in 172 acres disturbed. Stormwater runoff will be directed to “approved detention areas.” The Preliminary Site Plan depicts two stormwater management areas within the subject area, one located in the northwest corner, to the rear of the apartment buildings, and one along the North Hayes Road frontage, between driveways.

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

Drinking Water: Per the EAF dated 10/1/24, a new connection to public drinking water is proposed. Per the EAF, the whole development is anticipated to utilize 97,650 gallons of drinking water per day.

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

Wastewater: Per the EAF, a new connection to public sewers is proposed. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. Per previous referral material, the development is proposing construction of a new pump station to serve the proposed development as well as a portion of the Cold Springs peninsula to allow public sewer service to the site. The applicant is currently working with the Onondaga County Department of Water Environment Protection regarding logistics.

Wetlands: GIS mapping shows a riverine federal wetland (ID 897-43) crossing the site between the single-family residential area and the proposed solar array. The Subdivision Map appears to depict a wetland or 100-foot buffer boundary, but the boundary label is unclear and any data regarding wetland boundary delineation, if present, is illegible on the plans.

Per the EAF, the site is encumbered with both NYS and federally jurisdictional wetlands. Any planned mitigation or coordination with the US Army Corps of Engineers (USACE) or NYS Department of Conservation (DEC) are not detailed in the referral materials.

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

Agriculture: The Melvin Farms site, and other nearby lands on the Cold Springs Peninsula are enrolled in the NYS Agricultural Districts program, including potential areas contemplated for future public sewer infrastructure by the Town. Per the EAF, of the

292 acres comprising the site, approximately 183 acres contain active farmland. 165 acres of farmland would be removed by the project, almost all of which contain soils of Prime or Statewide Importance.

An Agricultural Data Statement dated 6/19/26 was included with the referral materials.

Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.
Historic Resources:	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). A letter from NYS Parks, Recreation and Historic Preservation dated 7/13/23 noted that based on submitted materials, the project “will have No Adverse Effect on historic or archaeological resources.”

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-185

Case Number: **Z-26-185**

RelatedCases: Z-26-186

Referring Board: Town of Van Buren
Planning Board

Type of Action: SITE PLAN

Keyword:

Applicant: Kimbillion Group, Inc.

Location: at 7055 Interstate Island Road

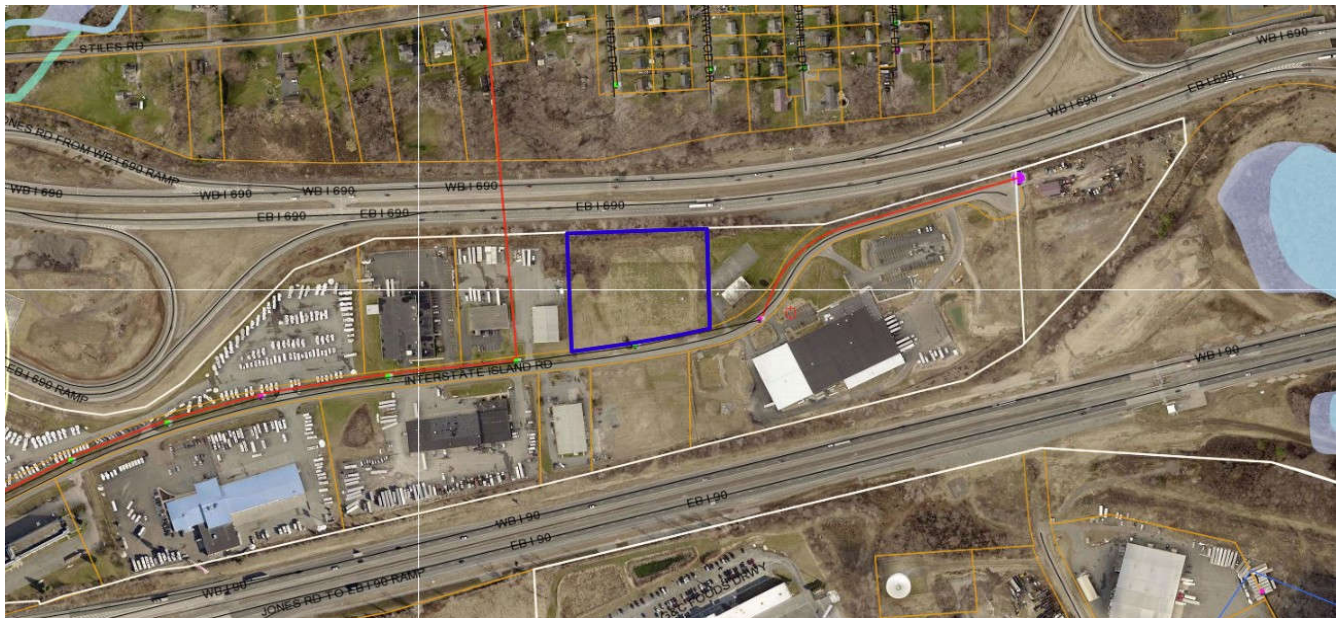
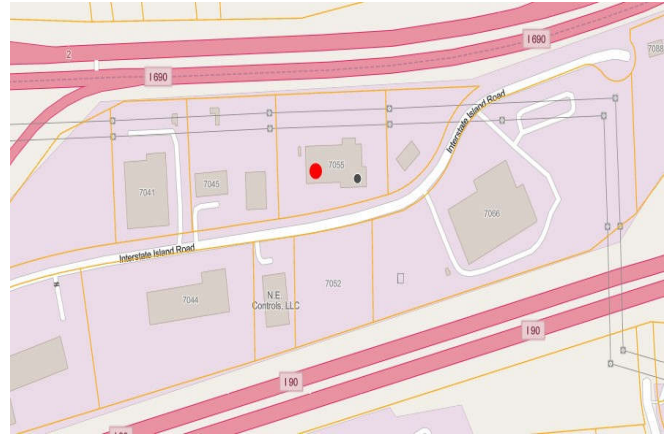
Tax Map ID: 056.-03-03.2

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 690 and the NYS Thruway (Route 90), both state roads

SUMMARY:

the applicant proposes to construct a light industrial building and parking on a 3.5-acre parcel in an Industrial A District (INA) zoning district





STAFF REVIEW:

Concurrent Reviews:	Area variance referral (Z-26-186) to allow construction of the proposed building.
Location:	The site is a vacant 3.5-acre parcel along the north side Interstate Island Road, a road running between Interstate-690 to the north (abutting the site) and the NYS Thruway to the south. John Glenn Boulevard is to the east of the site. Surrounding uses include an RV retailer, a commercial truck service company, a moving and storage company, and a control panel manufacturer.
Project Detail:	The applicant is proposing construction of a new 24,500 sf building for the assembly of wood product panels. Per the Site Plan dated 6/30/26, the building will be constructed in the middle of the site, surrounded by asphalt on all sides with a 17-space parking lot located along the road frontage. A gravel storage yard will be located to the rear of the rear asphalt.
Variances:	The applicant request a variance to allow 60% lot coverage when 50% is the maximum allowed by Town Code.
Access:	Two driveways are proposed to Interstate Island Road, a local road.
Easements:	Per the Topographic Survey dated 7/31/17 20'-wide drainage easements occur along the rear (northern) parcel boundary, eastern parcel boundary, and crosses the site north to south. A 150'-wide Niagara Mohawk Power Corporation easement also occurs along the rear parcel boundary. The building, asphalt, and gravel storage area will encroach on the 20'-wide drainage easement crossing the site. A portion of the rear asphalt, gravel storage area, and rear stormwater basin will occur within the Niagara Mohawk easement.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/29/26, 2.55 acres of the site will be disturbed by the proposed project and the proposal will result in 2.14 acres of impervious surface. Per the Site Plan, stormwater basins occur along the western and northern parcel boundaries. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water is proposed to serve the new building. Per the EAF, the site is anticipated to use 600 gallons of drinking water per day. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, 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 new building. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Interstate Pump Station service areas.

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

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

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

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

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-188

Case Number: **Z-26-188**

RelatedCases:

Referring Board: Town of Cicero Planning Board

Type of Action: SITE PLAN

Keyword: Byrne Dairy

Applicant: Byrne Dairy

Location: at 6397 East Taft Road

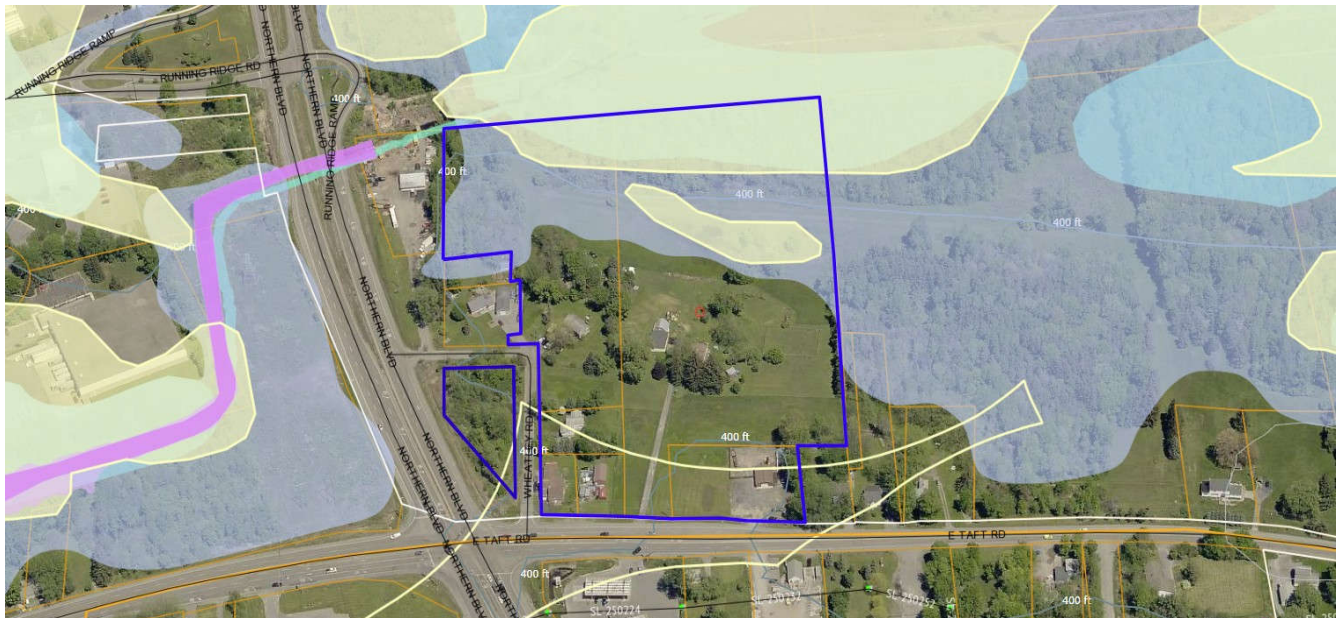
Tax Map ID: 056.-02-03.1; 056.-02-04.1; 056.-02-05.1; 056.-02-06.1; 056.-02-07.1; 056.-02-07.2; 056.-02-07.3

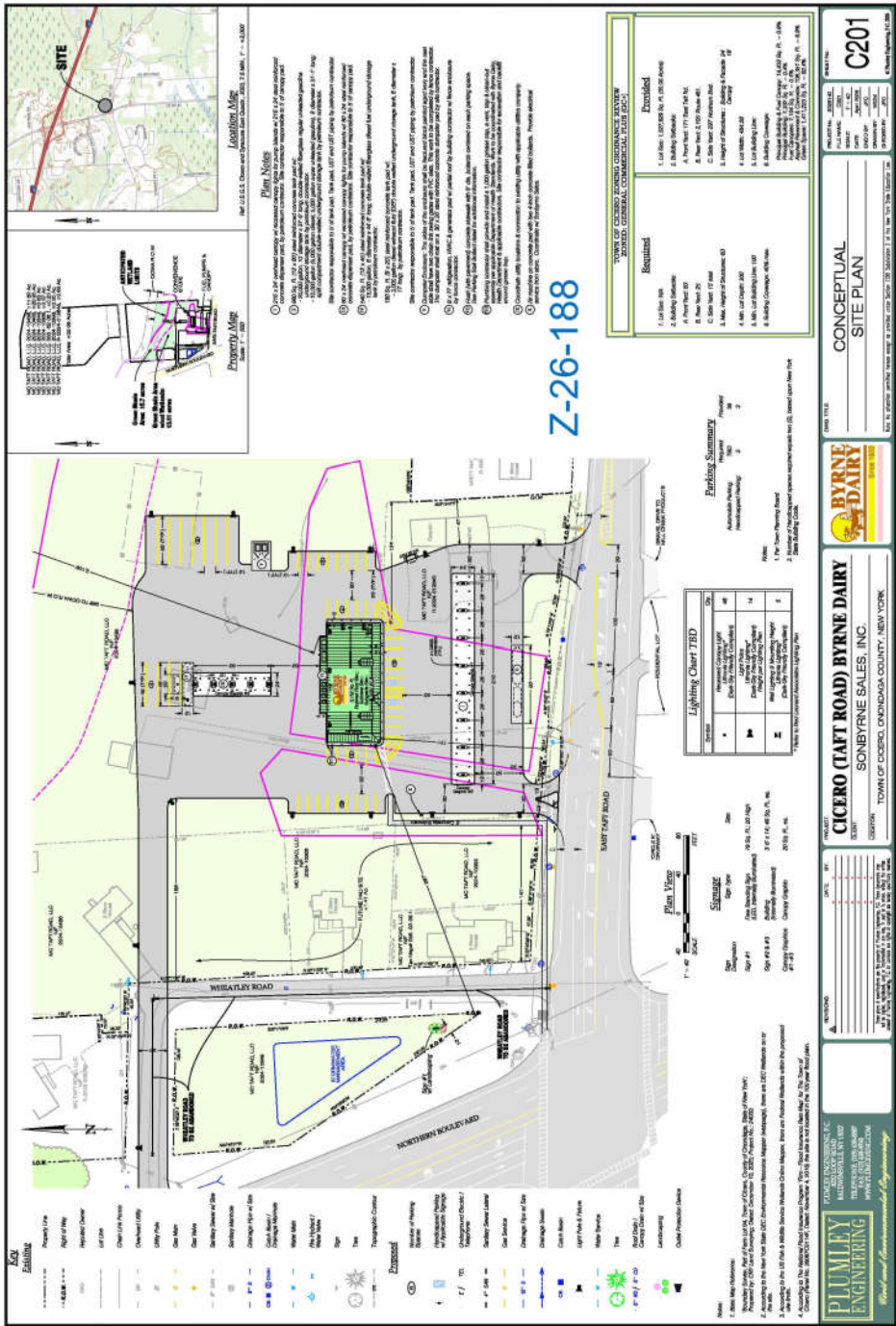
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard (Route 82) and Taft Road (Route 19), both county highways

SUMMARY:

the applicant is proposing to construct a new Byrne Dairy convenience store and gasoline fueling facility on a portion of a site containing 35 acres in a General Commercial Plus (GC-Plus) zoning district





STAFF REVIEW:

Past Board Reviews: Zone change referral (Z-23-320) for 10 parcels to General Commercial Plus (GC+) to allow development of a Retail Bryne Dairy and Fueling Facility along with possible development of “complementary uses”.

The Board provided comments regarding future development including advising the applicant to contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer availability and capacity, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access to Northern Boulevard and East Taft Road, and encouraging the Town to seek information regarding the proposed future development of the site prior to approval of the zone change.

Location: The current site contains seven parcels, comprising most of the northeast corner of the intersection of Northern Boulevard and East Taft Road, both county roads. The area is characterized by commercial businesses lining the main routes, interspersed with residential uses.

Nearby businesses include a Circle K gas station and market, Dunkin’ Donuts, and a landscaping supply business.

Existing Site Layout: Per aerial imagery, six of the seven parcels form a contiguous block extending north from East Taft Road and range in size and density, containing both residential and commercial uses.

The isolated 7th parcel is located at the northeast corner of the intersection of Northern Boulevard and East Taft Road and is vacant, contains a wooded area, and is contained entirely by roads with Wheatley Road, a local road, surrounding the northern and eastern sides of the lot.

Project Detail: Per the Project Narrative dated 6/29/26, the applicant is proposing construction of a Byrne Dairy & Deli Retail Store and Fueling Facility. Per the Conceptual Site Plan dated 4/2026, the Byrne Dairy facility will be constructed primarily at the front of the two easternmost parcels, with the area between the facility and Wheatley Road designated as a 1.41-acre “Future Pad Site.”

The development will have a fueling canopy with 8 fuel pumps along the East Taft Road frontage, backed by a 5,152 sf store building with porches on the southern and western sides of the building. A diesel fueling island will be located to the rear of the store building.

It is noted the applicant owns nine parcels in this location, seven of which are to be utilized for this proposal.

Access: Per the Conceptual Site Plan, the site will have one full-access driveway to East Taft Road at the eastern side of the road frontage and a right-in/right-out driveway at the western side of the subject area’s East Taft Road frontage.

Per the Conceptual Site Plan, Wheatley Road is to be abandoned and the northern portion which travels west to connect to Northern Boulevard will be converted to a driveway that connects the rear of the Byrne site to Northern Boulevard. It is unclear if this proposed driveway will also connect to the Future Pad Site.

A Letter from OCDOT dated 5/22/26 was included with the referral and indicates the applicant has started coordinating with the OCDOT and the OCDOT has received a Traffic Impact Assessment dated 4/26/26 and Conceptual Site Plan dated 4/2026.

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

Parking: Per the Conceptual Site Plan, 20 parking spaces will be provided along three sides of the retail building with an additional 19 spaces along the sides of the asphalt area in this location. An additional 8 tractor trailer spaces will be located in the northeast corner and adjacent to the diesel fueling station.

Easements: Per the Boundary Survey dated 12/10/25, a 99'-wide OCWA easement crosses the northernmost part of the site, outside of the subject area.

Stormwater: Per the Environmental Assessment Form (EAF) dated 6/23/26, 7 acres of the site will be disturbed by the proposed project and stormwater will be directed to the "County DOT roadside drainage system." Per the Conceptual Plan, the parcel currently surrounded by Wheatley Road will be the location of a Stormwater Management 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.

Landscaping: No plantings or landscaping are indicated on the plans.

Signage: The applicant is proposing multiple signs:
 · A 20'-high, 78 sf freestanding, internally illuminated sign.
 · Two 49 sf, internally illuminated wall/façade signs on the southern and western sides of the store.
 · 20 sf, non-illuminated canopy graphics.

Wetlands: GIS mapping shows significant areas of state and federal wetlands exist along Interstate 481 to the north, extending south and encroaching the northern half of the site, including NYSDEC regulated wetland CIC-17. Per the Conceptual Site Plan, it appears some wetlands boundaries include most of the building and fueling station area and additional wetland and its 100'-buffer are located north of the asphalt area.

Per the Conceptual Site Plan Notes, NYS wetland boundaries are per the NYS Department of Environment Conservation website and federal wetland boundaries are per the US Fish & Wildlife Wetlands Online Mapper.

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.

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

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

Wastewater: Per the referral notice, the existing structures are served by individual septic systems but the applicant proposes a new connection to public sewers for the development. The submitted project is located within the Oak Orchard Wastewater Treatment Plant service area.

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

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

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

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-189

Case Number: **Z-26-189**

RelatedCases:

Referring Board: Town of Cicero Planning Board

Type of Action: SITE PLAN

Keyword: 7-Brew Coffee

Applicant: Brew Team NY, LLC

Location: at 7917 and 7919 Brewerton Road

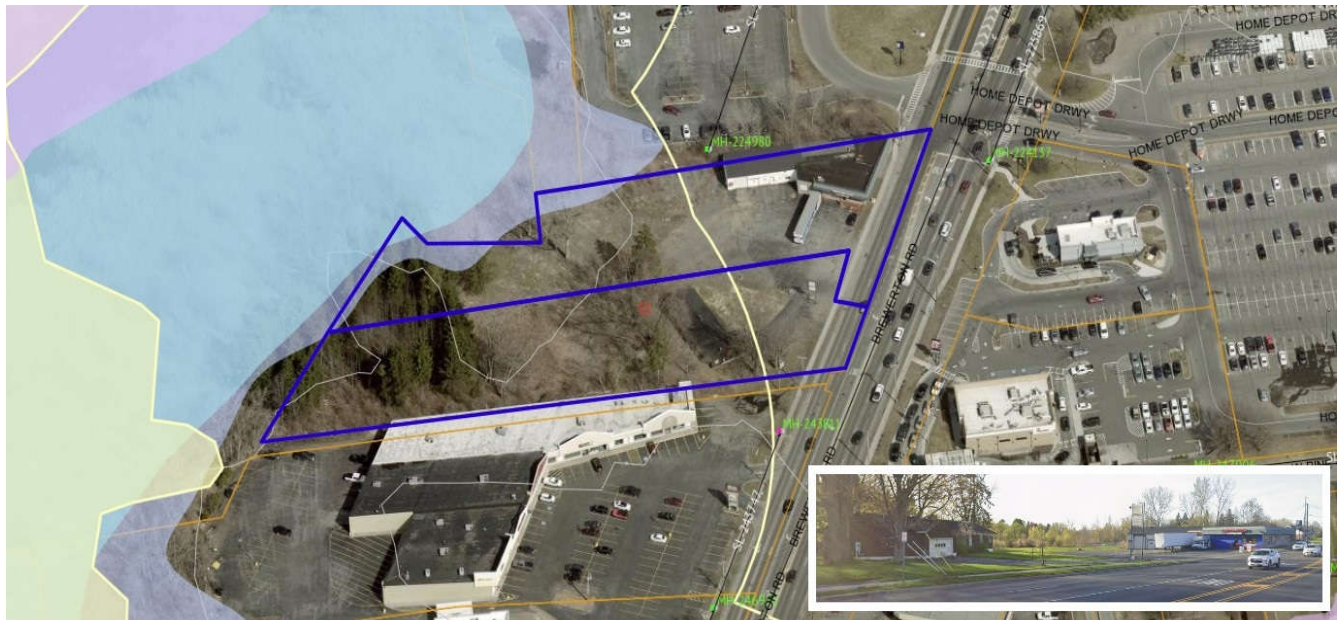
Tax Map ID: 037.-01-16.1; 037.-01-16.2

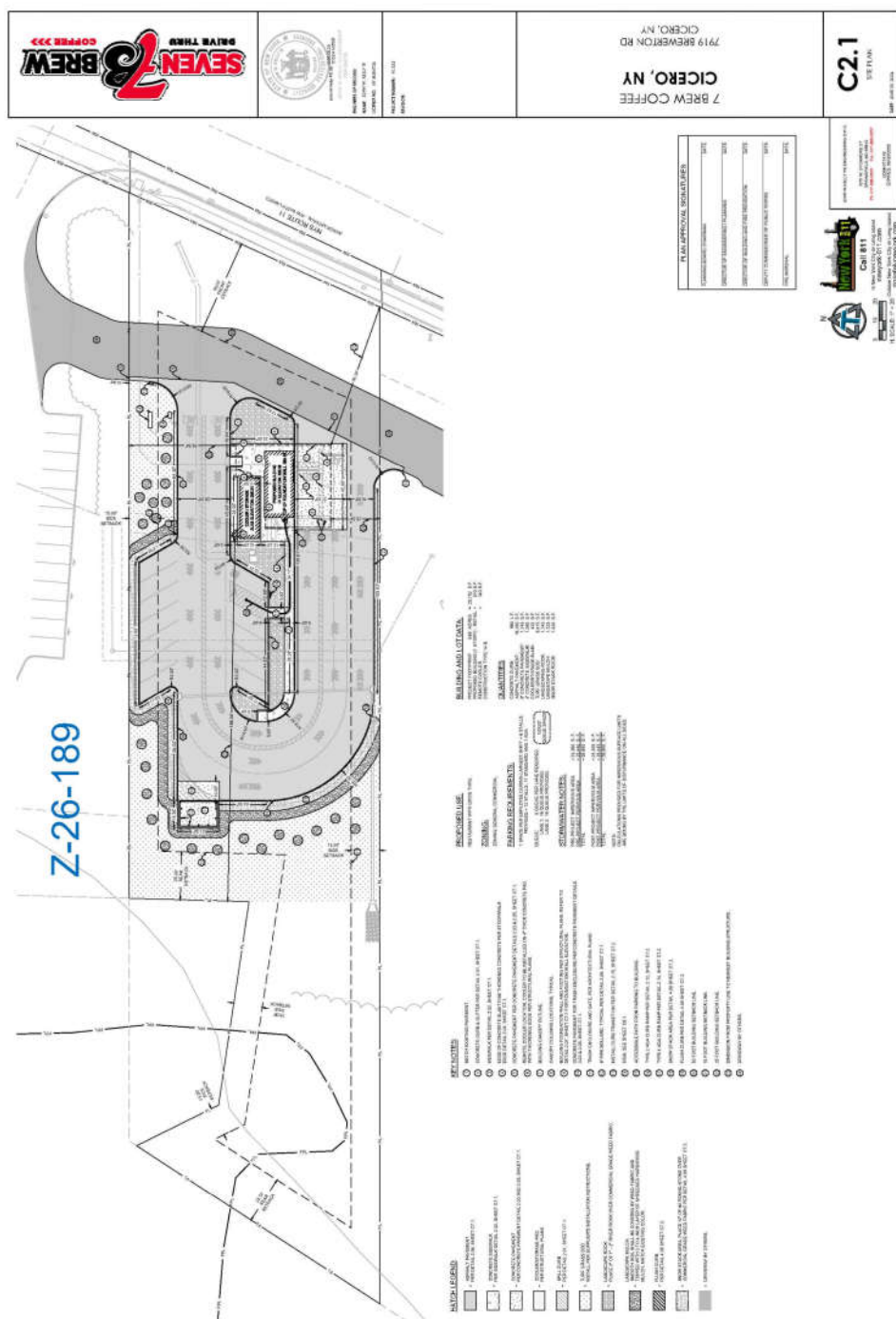
JURISDICTION:

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

SUMMARY:

the applicant proposes to demolish an existing structure and construct a new 510 sf drive thru coffee shop on 1.48 acres in a General Commercial (GC) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-07-109) to construct a gift shop as an ancillary use to residential on the southern parcel. The Board advised the applicant to coordinate access to the site with NYS Department of Transportation (NYSDOT)
Location:	The site is located in the commercial corridor of Brewerton Road, south of its intersection with Caughdenoy Road (County Route 49) and north of NYS Route 481. Nearby commercial includes a Goodwill store to the north, a small plaza to the south, and a large plaza containing a Home Depot, Starbucks, and Chick-fil-A across Brewerton Road.
Project Detail:	The applicant is proposing construction of a 510 sf 7-Brew drive-thru coffee shop. Per the Site Plan dated 6/25/26, the coffee shop building and standalone cooler storage will be located on a central island near the Brewerton Road frontage. Two lanes will enter along the north side of the store leading to ordering and pickup along the southern side of the store. The store will not have any seating area. A dumpster enclosure will be located at the rear of the developed area.
Access:	The applicant proposes access to Brewerton Road via an extension of an access road from the adjacent parcel to the north. It appears the internal road will connect to the adjacent parcel to the south, but that is not shown in the plans. A Traffic Operations Review completed by GTS Consulting dated 6/5/26 was included with the referral materials. ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to Brewerton Road will be permitted.
Parking:	Per the Site Plan, five parking spaces will be constructed in the center island area and another seven will be along the northern site boundary.
Landscaping:	Per the Landscape Plan dated 6/25/26, the applicant proposes installation of trees and plantings along the parts of the perimeter of the drive-thru, center island, and along the front of the store.
Wetlands:	GIS mapping shows the rear of the site may contain state and federal wetlands, which appear to be outside of the proposed development-area, except the dumpster enclosure and rearmost portion of the drive-thru lanes may encroach into NYS wetlands. Wetland boundaries are not shown on the plans. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/9/26, 0.68 acres of the 1.48-acre site will be disturbed by the proposed project. Stormwater mitigation is not detailed 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 store.

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

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

Per the Land Title Survey dated 5/16/22, there is a 10'-wide sanitary sewer easement crossing the site from north to south in the approximate area of the proposed store.

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

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

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 PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-190

Case Number: **Z-26-190**

RelatedCases:

Referring Board: Town of Van Buren
Planning Board

Type of Action: SITE PLAN

Keyword: Crego Road Self-Storage

Applicant: Barram LLC - Greg C. Ramin

Location: at Crego Road

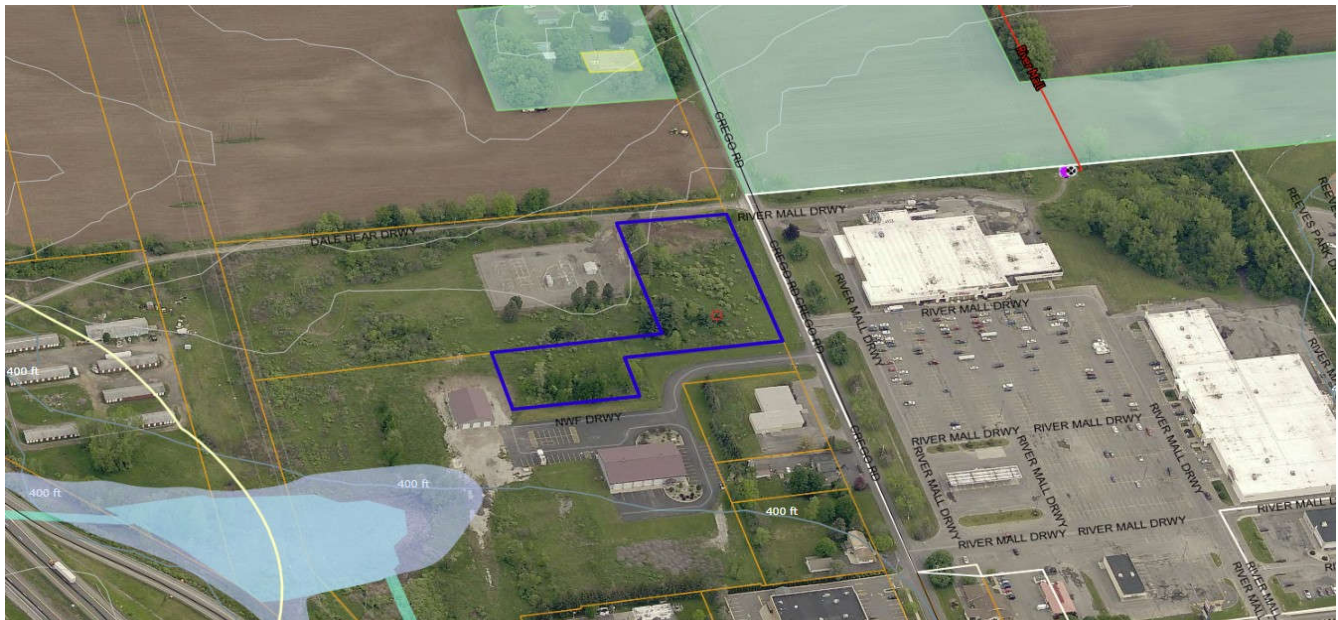
Tax Map ID: 034.-03-05.1

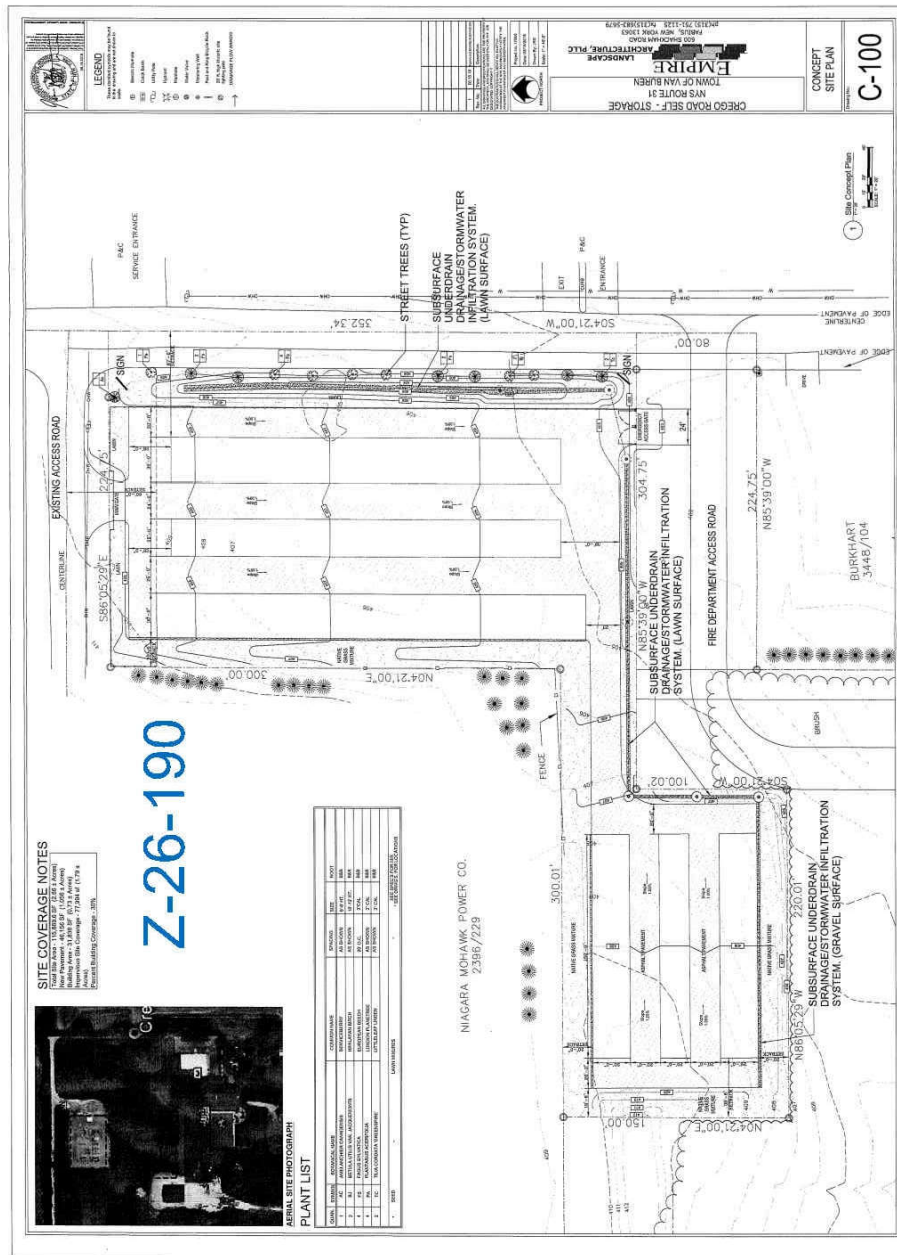
JURISDICTION:

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 a farm operation located in a NYS Agricultural District

SUMMARY:

the applicant proposes to construct a new 31,838 sf self storage facility on a 2.66-acre parcel in a Low Density Residential (R-40) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-18-196) to construct the same self-storage facility on site. The plans in the current referral are the same. The Board provided comments noting that any site providing drinking water must also provide legal means of accommodating wastewater and encouraged the Town to ensure an appropriate sewage disposal system is available on site. The Board also encouraged the Town to ensure appropriate access and maintenance agreements for shared roads are in place.
Location:	The site is a vacant parcel located just east of I-690 at the edge of a commercial node occurring around the Downer Street/Crego Road intersection. Several nearby parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland. The site abuts parcels owned by National Grid to the north and west (rear).
Project Detail:	The Concept Site Plan dated 6/15/18 shows the proposed self-storage facility to include six self-storage buildings (31,838 sf total) with chain-link fencing along the front of the site and at the northern end of the developed area. Three of the buildings are shown to occur at the front of the site, situated parallel to Crego Road in rows. The other three buildings will be located in the rear, slightly offset portion of the site and run perpendicular to Crego Road in rows. The buildings will be separated by asphalt and there will be an asphalt access road providing access to the buildings.
Access:	An existing private road along the northern boundary of the site (belonging to National Grid) will connect the site driveway to Crego Road, a local road.
Easements:	Per the Topographic Survey dated 2/3/03, a 50'-wide easement to Niagara Mohawk is located along the northern parcel boundary, adjacent to the private access road.
Landscaping:	Per the Concept Plan, street trees are proposed for the Crego Road frontage.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/23/26, 2.66 acres of the site will be disturbed by the proposed project and stormwater will be mitigated by a "stormwater perimeter infiltration system including a retention pond resulting in a total area of approximately 7,240 cubic feet of storage. Per the Concept Plan, the stormwater infiltration system will be located along the southern and eastern site boundaries. A swale is indicated along the Crego Road frontage, but a retention pond is not depicted. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Other:	Per the EAF, there is no existing drinking water or wastewater service to the site and no changes are proposed.
Agriculture:	Nearby lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement was included with the referral materials.
Historic	The site or a portion of it is located in or adjacent to an area designated as sensitive

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

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

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-191

Case Number: **Z-26-191**

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Type of Action: SITE PLAN

Keyword: Raising Canes Chicken Fingers (for

Applicant: Raising Cane's Restaurant, LLC

Location: at 3159 Erie Boulevard East

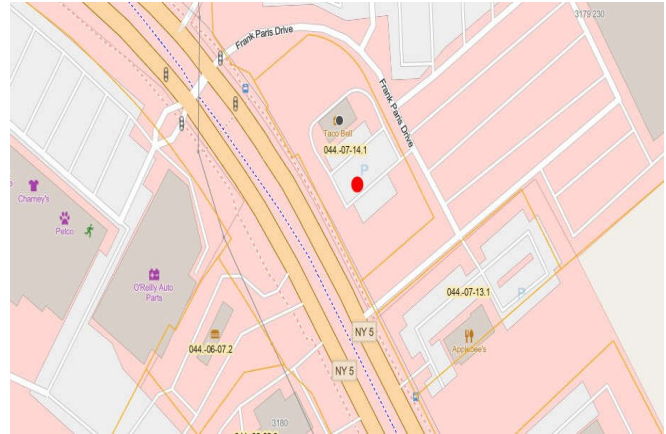
Tax Map ID: 044.-07-14.1

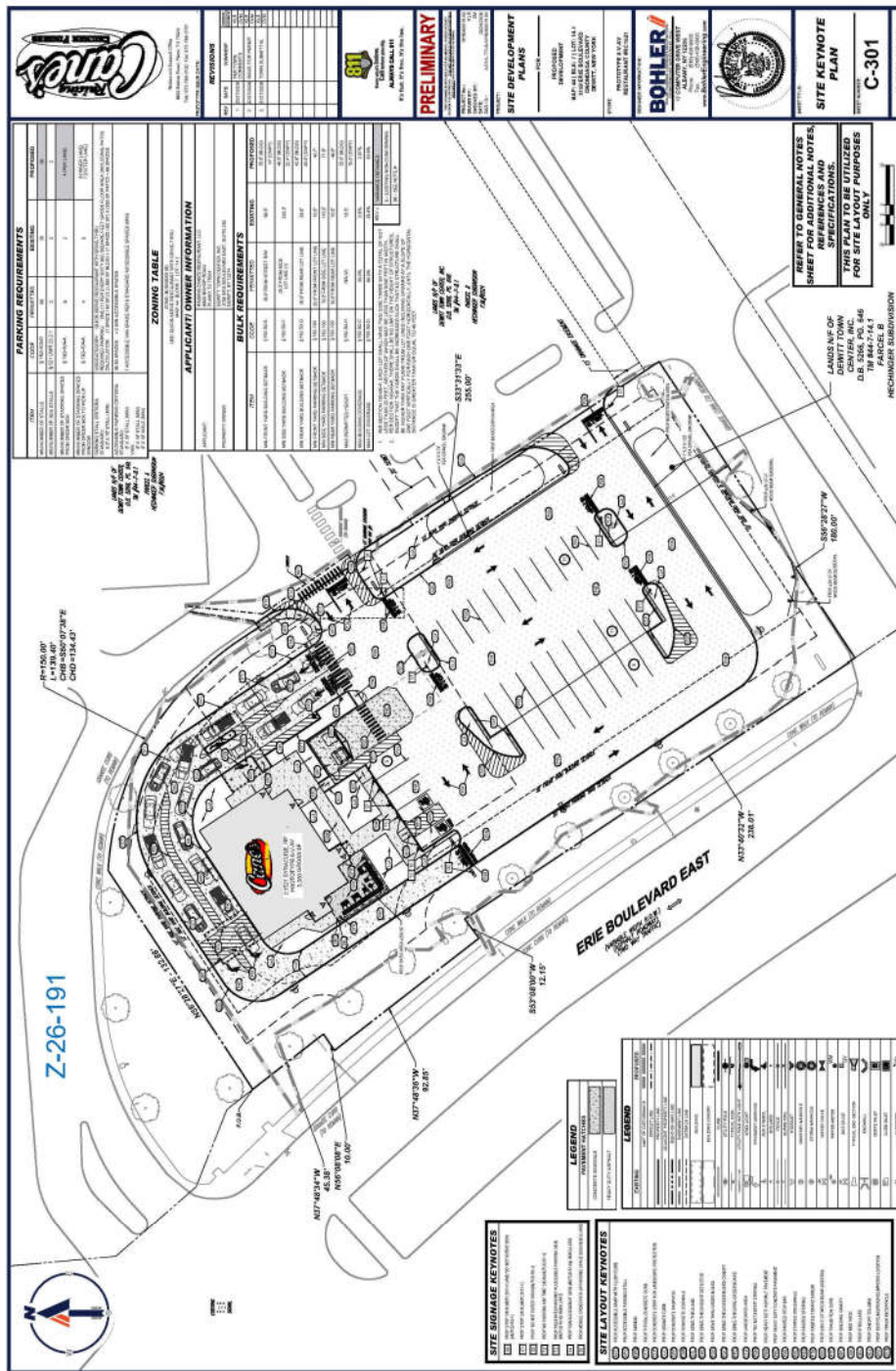
JURISDICTION:

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 Erie Boulevard East (NYS Route 5), a state highway

SUMMARY:

the applicant is proposing to demolish the existing Taco Bell restaurant and construct a new 3,380 sf restaurant with dual drive-thru lane on a 1.54-acre parcel in a Business zoning district





STAFF REVIEW:

Past Board Reviews:	Area variance referral (Z-26-146) to allow construction of a new Raising Cane's Restaurant. Comments were provided regarding the proposed restaurant including the applicant is required to coordinate Erie Boulevard East access plans with the NYS Department of Transportation (NYSDOT) and to provide a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (WEP). The applicant was also encouraged to add sidewalks connecting the proposed building to roadside sidewalks along with adding bicycle racks and additional landscaping.
Project Detail:	The applicant is proposing opening a 3,380 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 Site Keynote Plan dated 7/21/26, 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 550-sf patio area will be located along the front of the building.
Access:	Per the Site Keynote Plan dated 7/21/26, 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. ADVISORY NOTE: Per the NYS Department of Transportation, all access to Erie Boulevard East must remain coming via existing plaza driveways.
Landscaping:	Per the Landscape Plan dated 7/21/26, the existing trees surrounding the site will remain. Shrubbery and landscaping will be installed around the drive-thru, perimeter of the restaurant building, and around the patio and dumpster enclosure.
Bike/Ped/Transit:	Per Keynote Site Plan, a roadside sidewalk is located along the Erie Boulevard East frontage; there are no sidewalks connecting the building to roadside sidewalks. Per the Central New York Regional Transportation Authority (CENTRO), Erie Boulevard East has public transit service and bus stops are located adjacent to the site
Easements:	Per the Land Title Survey dated 7/29/25, an area in the northwestern portion of the site, coinciding with the location of the proposed restaurant building is labeled "Limits of Buildable Area per exhibit No. 6 in the Declaration of Easements, Covenants and Restrictions". This is not shown in the site development plans. ·A 15'-wide Drainage Easement crosses the drive-thru and a portion of the parking lot area from the north. ·A 20'-wide Sewer easement and 15'-wide Drainage easement are shown in the plaza area, off-site, and terminating at the northeastern site boundary.
Stormwater:	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." Per the Drainage and Utility Plan dated 7/21/26, stormwater infrastructure is depicted underneath the drive-thru and parking lot along with drainage structures along the southern and eastern sides of the parking lot. A SWPPP prepared by Bohler Engineering and dated 7/21/26 was included with the referral materials. 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: A new connection to Town of DeWitt water is proposed to serve the restaurant.

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

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

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 PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-178

Case Number: **Z-26-178**

RelatedCases:

Referring Board: Town of Clay Town Board

Type of Action: ZONE CHANGE

Keyword: Sand Hill Acres

Applicant: Mark W. Cron

Location: at Henry Clay Boulevard

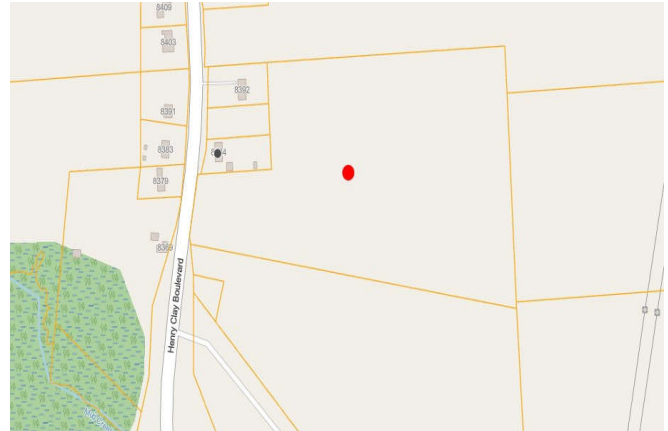
Tax Map ID:

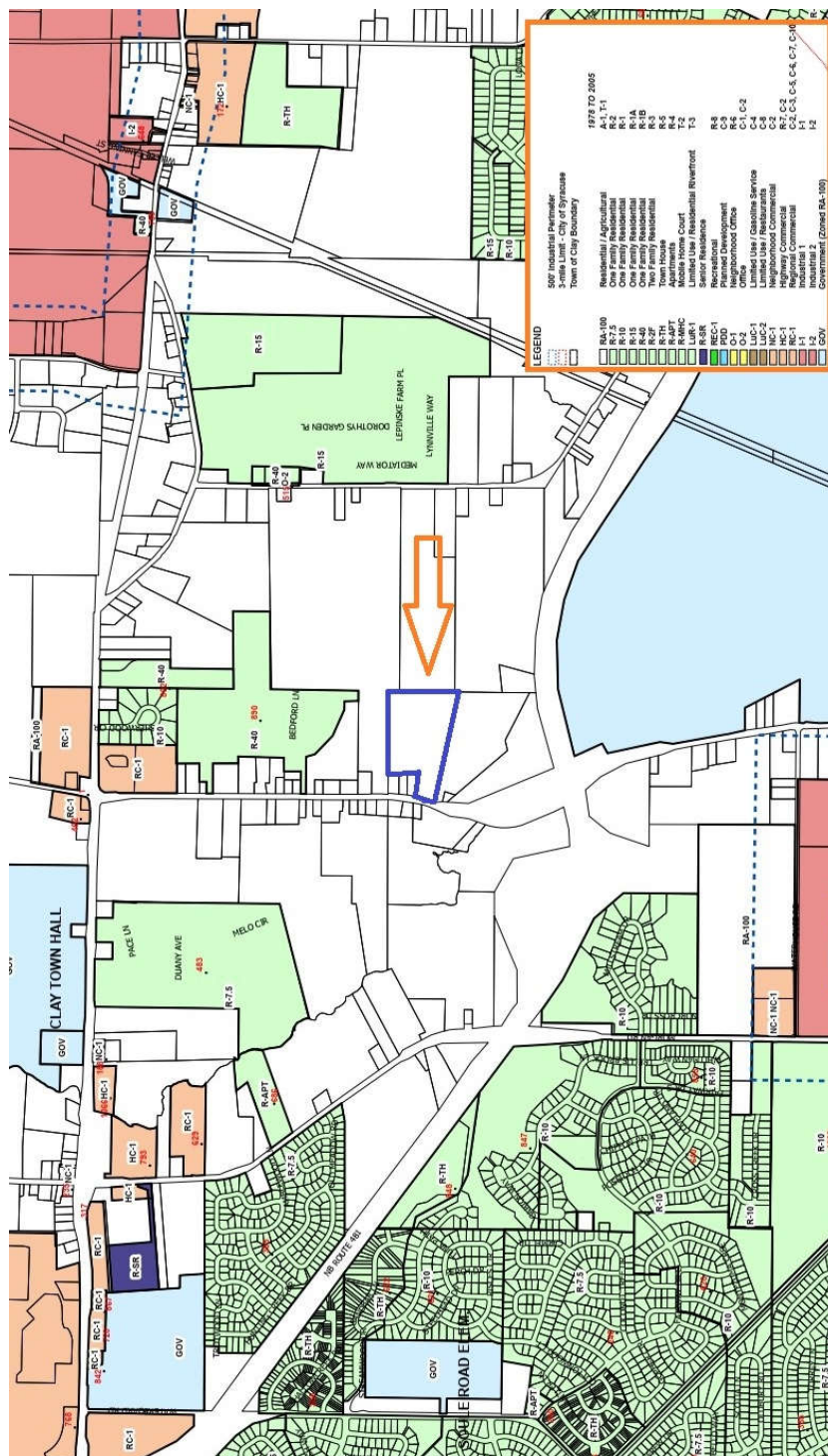
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Henry Clay Boulevard (Route 121), a county highway

SUMMARY:

the applicant is proposing a zone change on an 18.2-acre parcel from Residential Agriculture (RA-100) to Residential-Apartment District (R-APT)





STAFF REVIEW:

Location:	The site is located along Henry Clay Boulevard, north of NYS Route 481 and south of NYS Route 31. The area is characterized by large vacant parcels containing either woodlands or agricultural lands, interspersed with residential uses along roadways and occasional residential developments.
Existing Site Layout:	The site is a wooded parcel located on the east side of Henry Clay Boulevard, a county road, and has approximately 200' of frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements.
Project Detail:	The applicant is requesting a zone change from RA-100 to R-APT to allow future construction of an apartment complex. It's noted that further details, including a site plan, will be submitted in the future.
Proposed Zoning:	The Residential-Apartment zoning district is intended "to permit multiple-family residential and supportive nonresidential development on sites served by both public water and sewers."
Local Plans:	Per the Town of Clay Land Use Study from 2024, which evaluates current land uses and provides a framework for future zoning changes and development standards, this area is located in an area designated for Town Center (TC) development and Medium Density Residential (MDR). The Town Center area is to include "a mix of uses in a central location to create a sense of place and destination of the community. This includes a mix of denser mixed uses, including residential, commercial, office, entertainment, cultural, and institutional uses." The Medium Density Residential area is to be "neighborhood of single-family attached and detached homes typically between 3 and 4 dwelling units per acre. These areas are characterized by medium-sized lots and a moderate density."
Wetlands:	GIS mapping shows a federally regulated stream/wetland crosses the rear of the site along with possible NYS wetlands. Per the Topographic Survey dated 3/16/26, a wetland delineation was conducted by Delta-EAS on 11/20/25 and there are two wetlands areas located on site. Wetland Area "A" (6.13 acres) encompasses the rear of the site along with a portion projecting into the center of the site. Wetland Area "B" (0.24 acres) is located in the southwest corner of site. Per the Environmental Assessment Form (EAF) dated 7/9/26, 6.4 acres of the site are encumbered with wetlands and the proposal will result in a reduction of 0.1 acres of wetlands. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Other:	Per the Topographic Survey, an area along the rear parcel boundary is noted as "Area of Overlapping Title."
Stormwater:	Per the EAF, the proposed development will result in 2.0 acres of impervious surface and stormwater will be directed to a stormwater management basin.

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

Drinking Water: Per the EAF, a new connection to public drinking water is proposed and the development is anticipated to utilize 6,000 gallons of drinking water per day. It's noted "existing public mains will be extended from the north to serve the proposed project after zone change approval."

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 development. The site is located in the Oak Orchard Wastewater Treatment Plant service area.

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

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

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

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-180

Case Number: **Z-26-180**

Related Cases: Z-26-179

Referring Board: Town of Salina Zoning
Board of Appeals

Type of Action: AREA VARIANCE

Keyword: Delta Sonic Carwash

Applicant: James Boglioli

Location: at 3720 Brewerton Road

Tax Map ID: 057.-02-06.1

JURISDICTION:

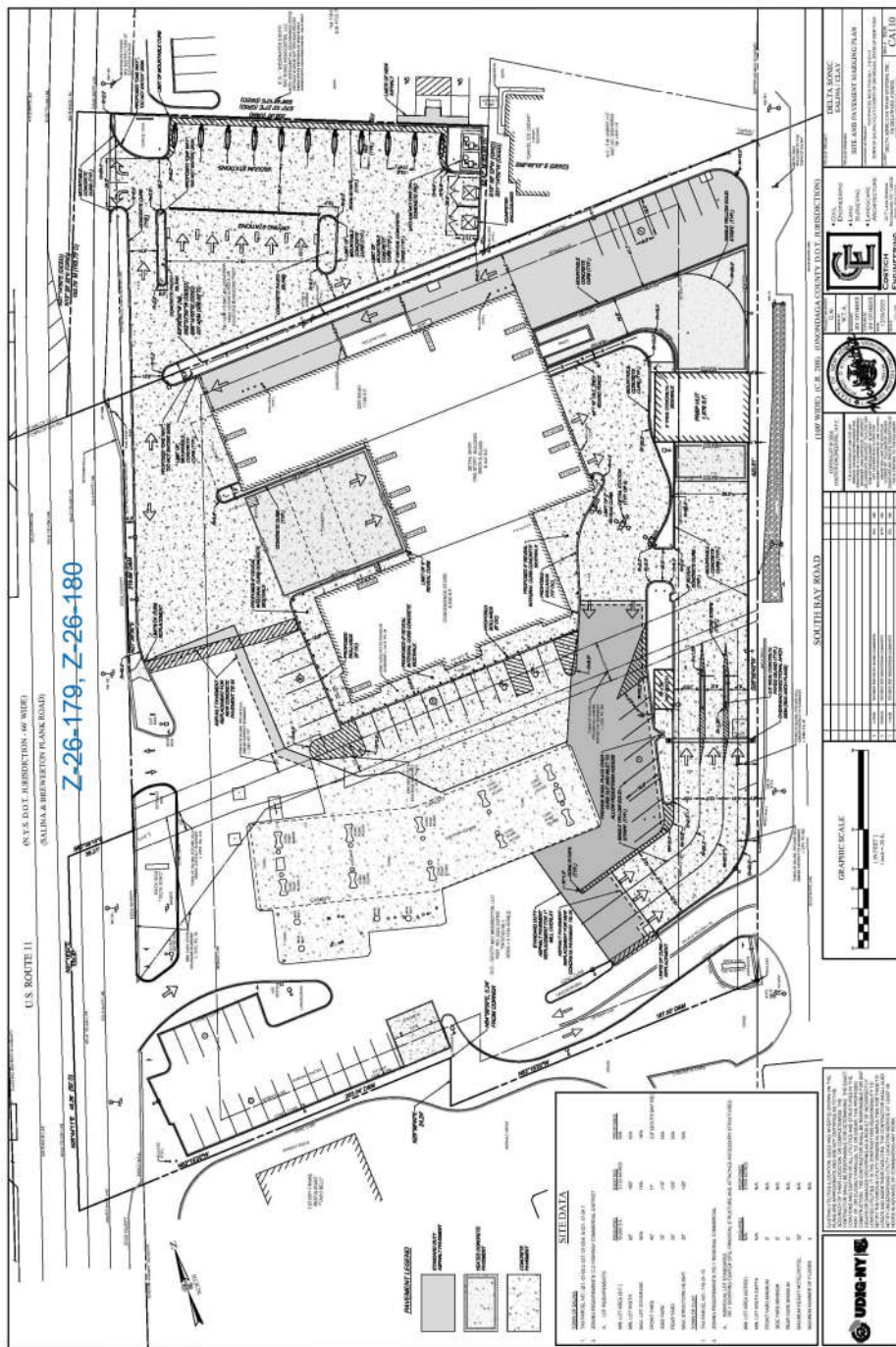
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state road, South Bay Road (Route 208), a county road and the municipal boundary between the Town of Salina and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



SUMMARY:

the applicant is requesting an area variance to construct a pre-spray hut and add drying stations and outdoor vacuums at an existing Delta Sonic on a 3.12-acre parcel in a Highway Commercial (C-2) zoning district with a Motor Vehicle Service Facility Overlay District (OL-1)





STAFF REVIEW:

Past Board Reviews:	Special Permit referral (Z-26-158) from the Town of Clay regarding this proposed Delta Sonic expansion into the adjacent parcel. The Board advised the applicant to coordinate with NYS Department of Transportation (NYSDOT) regarding Brewerton Road access and due to the site being located in a County drainage district, to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage plan to the Onondaga County Department of Water Environment Protection (WEP). The Board also encouraged the applicant and Town to consider installation of sidewalks along both Brewerton Road and South Bay Road frontages.
Concurrent Reviews:	Site plan referral (Z-26-179) to renovate the existing car wash facility.
Location:	The site is located in a commercialized area between Brewerton Road and South Bay Road. The existing Delta Sonic facility is located within the Town of Salina, abutting the municipal boundary with the Town of Clay. The proposed site changes includes expanding into the adjacent Town of Clay parcel to the north.
(cont'd):	The existing Delta Sonic facility contains a car detailing building, fueling station, and convenience store. The drive-thru for the car wash/detailing building circulates along the South Bay Road frontage before entering the building situated along the northern boundary of the Town of Salina parcel. Town of Clay parcel: This parcel currently contains a portion of a small commercial plaza, to be demolished, to allow renovation and expansion of the Delta Sonic facility to the south.
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.
Variances:	The applicant requests a variance to allow the proposed prep hut to have a setback of 3.9' from the South Bay Road right-of-way where a minimum of 15' is required.
Access:	The Town of Salina parcel has an entrance-only driveway and a full-access driveway from Brewerton Road and a full-access driveway from South Bay Road. No changes are proposed. 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.

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, 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, 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 change 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>*

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-186

Case Number: **Z-26-186**
Related Cases: Z-26-185
Referring Board: Town of Van Buren
 Zoning Board of Appeals
Type of Action: AREA VARIANCE

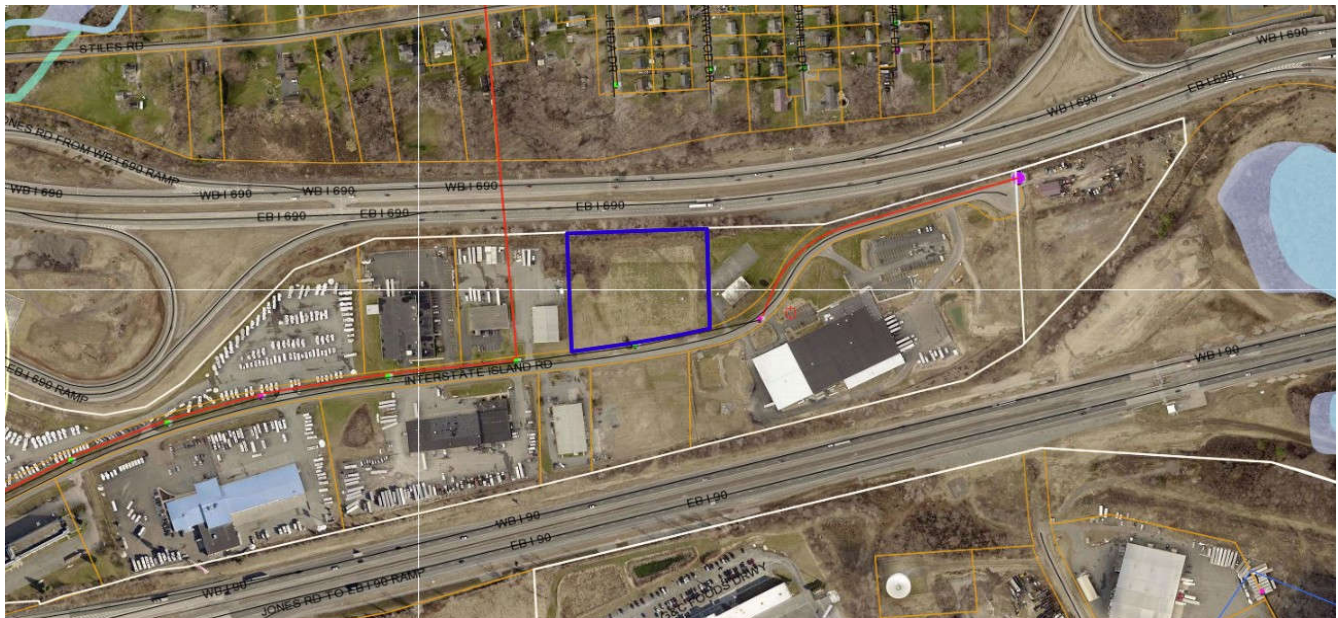
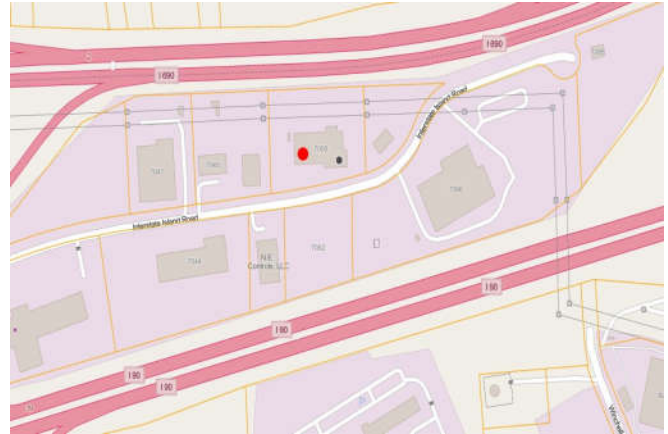
Keyword:
Applicant: Kimbillion Group, Inc.
Location: at 7055 Interstate Island Road
Tax Map ID: 056.-03-03.2

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate 690 and the NYS Thruway (Route 90), both state roads

SUMMARY:

the applicant is proposing an area variance to allow 10% increase of impervious coverage from 50% to 60% on a 3.5-acre parcel in an Industrial A (INA) zoning district





STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-185) to construct the proposed building.
Location:	The site is a vacant 3.5-acre parcel along the north side Interstate Island Road, a road running between Interstate-690 to the north (abutting the site) and the NYS Thruways to the south. John Glenn Boulevard is to the east of the site. Surrounding uses include an RV retailer, a commercial truck service company, a moving and storage company, and a control panel manufacturer.
Project Detail:	The applicant is proposing construction of a new 24,500 sf building for the assembly of wood product panels. Per the Site Plan dated 6/30/26, the building will be construct in the middle of the site, surrounded by asphalt on all sides with a 17-space parking lot located along the road frontage. A gravel storage yard will occur to the rear of the rear asphalt.
Variances:	The applicant request a variance to allow 60% lot coverage when 50% is the maximum allowed by Town Code.
Access:	Two driveways are proposed to Interstate Island Road, a local road.
Easements:	Per the Topographic Survey dated 7/31/17 20'-wide drainage easements occurs along the rear (northern) parcel boundary, eastern parcel boundary, and crosses the site, north to south. A 150'-wide Niagara Mohawk Power Corporation easement also occurs along the rear parcel boundary. The building, asphalt, and gravel storage area will encroach on the 20'-wide drainage easement crossing the site. A portion of the rear asphalt, gravel storage area, and rear stormwater basin will occur within the Niagara Mohawk easement.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/29/26, 2.55 acres of the site will be disturbed by the proposed project and the proposal will result in 2.14 acres of impervious surface. Per the Site Plan, stormwater basins occur along the western and northern parcel boundaries. ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water is proposed to serve the new building. Per the EAF, the site is anticipated to use 600 gallons of drinking water per day. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, 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 new building. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Interstate Pump Station service areas.

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

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

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

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

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-187

Case Number: **Z-26-187**

RelatedCases:

Referring Board: Town of Camillus Town Board

Type of Action: ZONE CHANGE

Keyword: Holy Family

Applicant: Town of Camillus

Location: at 121, 127, 207 Chapel Drive

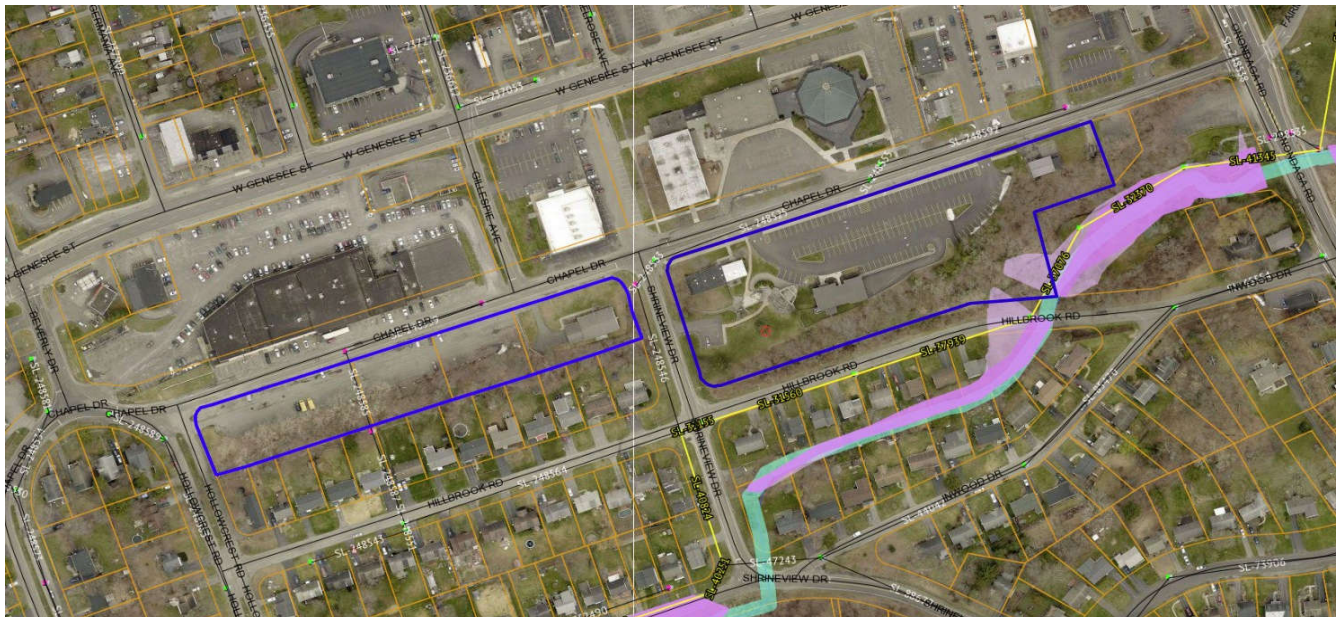
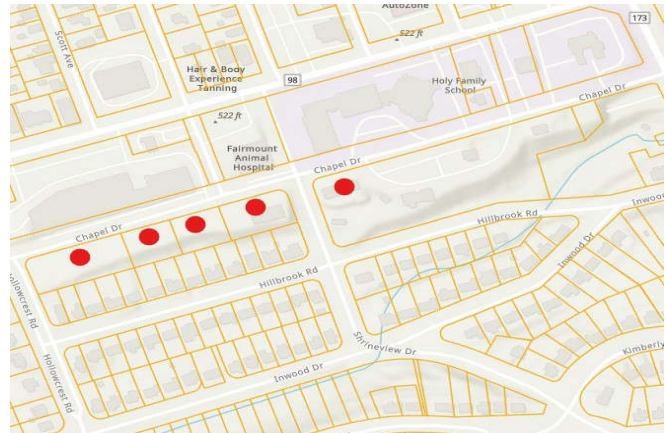
Tax Map ID: 056.-09-09.0; 056.-04-01.1; 056.-09-10.0, 056.-09-01.1, 056.-09-06.1

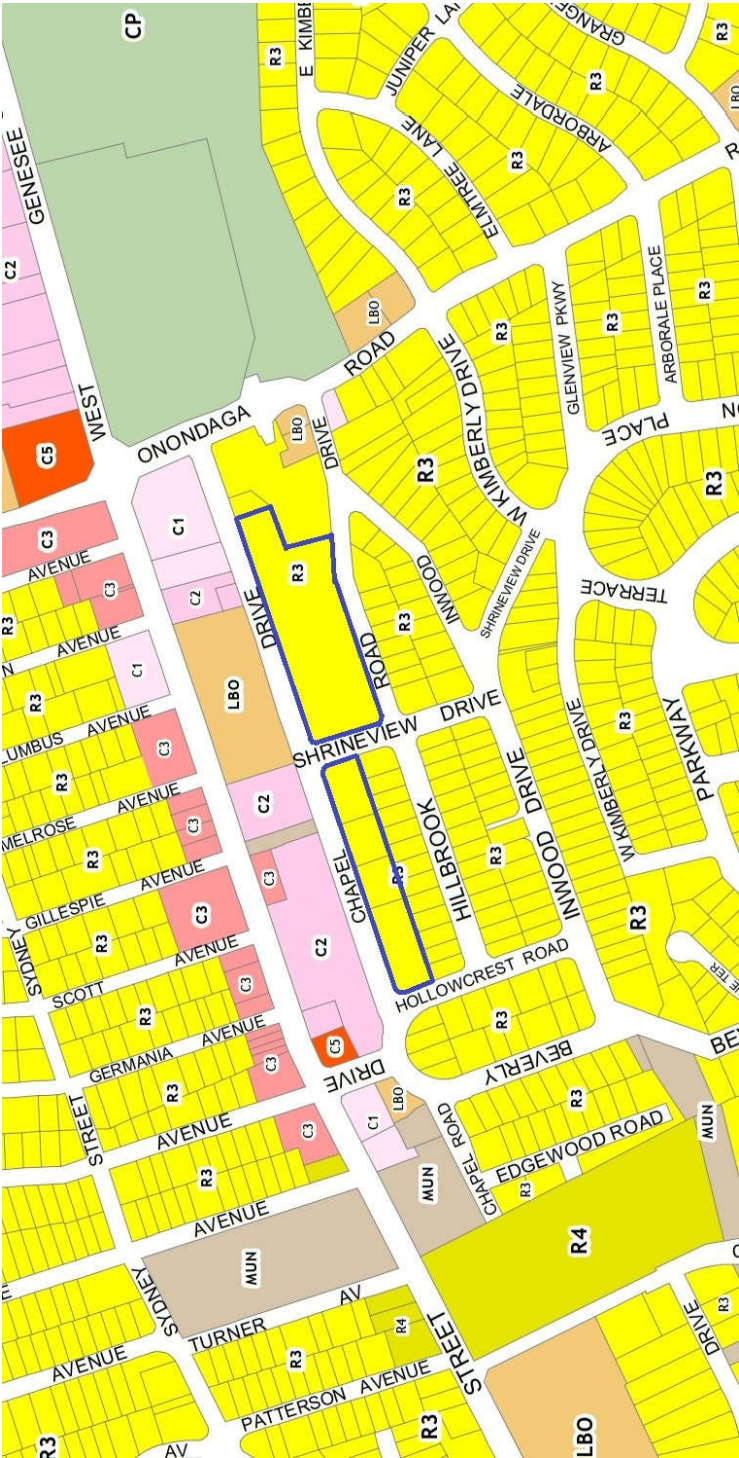
JURISDICTION:

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

SUMMARY:

the applicant is proposing a zone change on five parcels totaling 6.5 acres from Residential (R-3) to Limited Business Office (LBO)





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-19-283) to demolish an existing church rectory and construct a new one on the 7.3-acre parcel at the eastern side of the site. The Board provided advice regarding the nearby Geddes Brook and its associated floodplain and floodway such as reducing impermeable surface, retaining as much tree cover as possible, and advising the applicant to not negatively impact drainage patterns on the floodplain. Special permit referral (Z-08-469) to construct a convent with living quarters.
Location:	The site contains five parcels fronting on Chapel Drive on the eastern side of the Town of Camillus. The site is in a transitional area between the commercial uses along West Genesee Street to the north and residential uses south of Chapel Drive.
Existing Site Layout:	The five parcels comprising the site are located on the south side of Chapel Drive with the four smaller parcels forming a contiguous block west of Shrineview Drive. These parcels contain a convent and expansive asphalt area utilized for parking. The easternmost parcel, south of Chapel Drive and east of Shrineview Drive, contains the Holy Family Pastoral Center, Rectory, and the formal parking lot utilized by Holy Family Church and School located on the north side of Chapel Drive.
Current Zoning:	Per the Town Zoning Map dated 1/2025, the five parcels and surrounding residential uses are primarily located in a Residential (R3) zoning district which per Town Code is a district “designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town.” Commercial uses to the north of the site are located in a mix of Commercial Districts (C1, C2, C3) and Limited Business Office (LBO) zoning districts.
Proposed Zoning:	The applicant is proposing to change the site to LBO to allow conversion of the convent to an Adult Housing Facility. Per Town Code, the “LBO district is designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses. It is intended that this zoning classification be applied primarily in an area that is no longer viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors, but remain viable as locations for multiple family building developments or offices. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.”
Project Detail:	Per the referral materials, the applicant is seeking the zone change to allow conversion of the “Nunnery” to an Adult Housing Facility. Per the proposed law, the change to LBO “will not result in any adverse change to the character of the area or be out of context with existing zoning as the property being developed is already being used to house multiple adult catholic nuns and its intended use as an Adult Housing Facility will be consistent in character and use.” The Holy Family Church and School are already in an LBO zoning district. Further details regarding the redevelopment of the site are not included in the referral. No plans or surveys were provided. Specific details of how the site will be

changed are not detailed.

The Environmental Assessment Form (EAF) (undated) included with the referral addresses the zone change only and not the proposed development.

Floodplain/Flood way: Per GIS Mapping, Geddes Brook, a federally regulated stream, crosses the southeast corner of the easternmost parcel and that area contains both the floodplain and floodway.

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

Other: The site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant and Westside 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.

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 S-26-23

Case Number: **S-26-23**

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Type of Action: FINAL SUBDIVISION

Keyword: SAIA Motor Freight Line

Applicant: SAIA Motor Freight Line, LLC

Location: at 147 Falso Drive

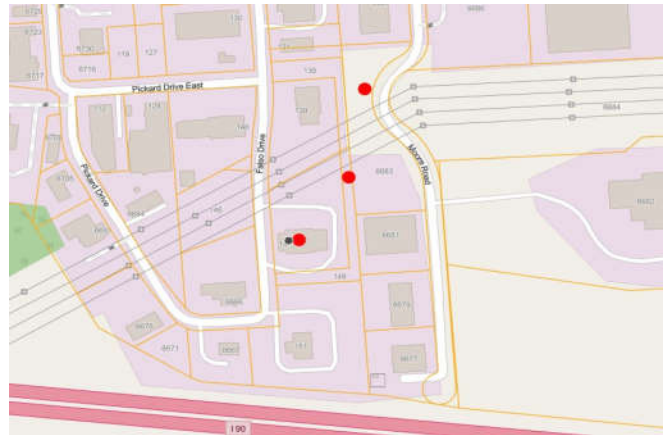
Tax Map ID: 022.-04-07.0, 022.-04-06.1, 022.-04-04.1

JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway

SUMMARY:

the applicant is proposing to combine three parcels to create Lot No. 1 (5.74 acres) in an Industrial zoning district





STAFF REVIEW:

Past Board Reviews:	Site Plan referral (Z-26-30) for improvements to the existing distribution facility including a partial demolition, construction of new loading dock, relocating the dumpster enclosure, and improvements to ADA access, sidewalks, stairs, and parking. The Board encouraged the Town and applicant to ensure appropriate approvals are in place for any parking or construction of permanent structures within the National Grid powerline corridor easement.
Location:	The site is located in an area of the Town characterized by commercial uses and distribution warehouses, north of the NYS Thruway, south of East Molloy Road, and west of Townline Road. Nearby companies are V Line Inc Trucking and Warehousing, Rick's Wheels, Bluefors Cryocooler Technologies Inc, and DeWitt Auto Clinic.
Existing Site Layout:	The site consists of three parcels containing an existing approximately 14,900 sf building, surrounded by asphalt. Per aerial imagery from May 2024, loading truck bays are located on both sides of the building. The area north and east of the building appear to contain a gravel or broken asphalt area, utilized for parking and storage. The northern portion of the eastern parcel appears to contain a wooded area.
Subdivision	Per the Final Plan SAIA Property, dated 5/26/26, the applicant is proposing to combine the three parcels comprising the site to be Lot No. 1 (5.74 acres).
Access:	The site has two driveways to Falso Drive and one driveway to Moore Road, both local roads. No changes to the existing access are proposed.
Easements:	Per the Subdivision Plan, a 300'-wide Niagara Mohawk Power Corporation easement containing overhead electrical wires crosses the site, north of the existing building. Within the Niagara Mohawk Power Corporation easement is a 20'-wide Town of DeWitt Right-Of-Way easement also containing an 8" water line.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/20/26, 0.12 acres of the site will be disturbed by the proposed project which is the same acreage of disturbance proposed by the previously referred site plan. It appears the 0.12-acres of disturbance is related to the previously referred site changes. 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.
Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734061, 734054) 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 PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-183

Case Number: **Z-26-183**

RelatedCases:

Referring Board: Town of Lysander Town Board

Type of Action: ZONE CHANGE

Keyword: The Country Butler

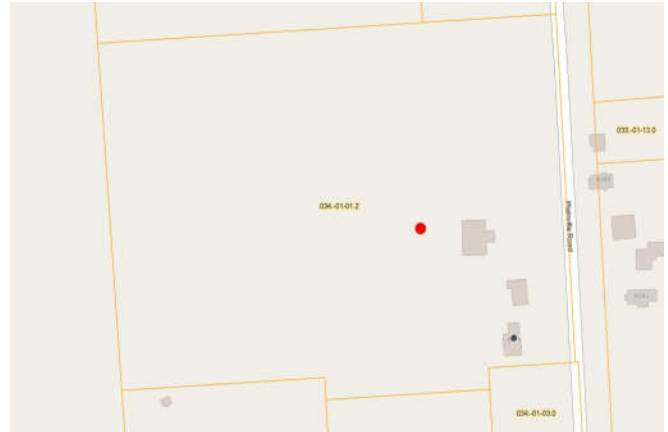
Applicant: Leo R. Duger, Jr

Location: at 8075 Plainville Road

Tax Map ID: 034.-01-01.2

JURISDICTION:

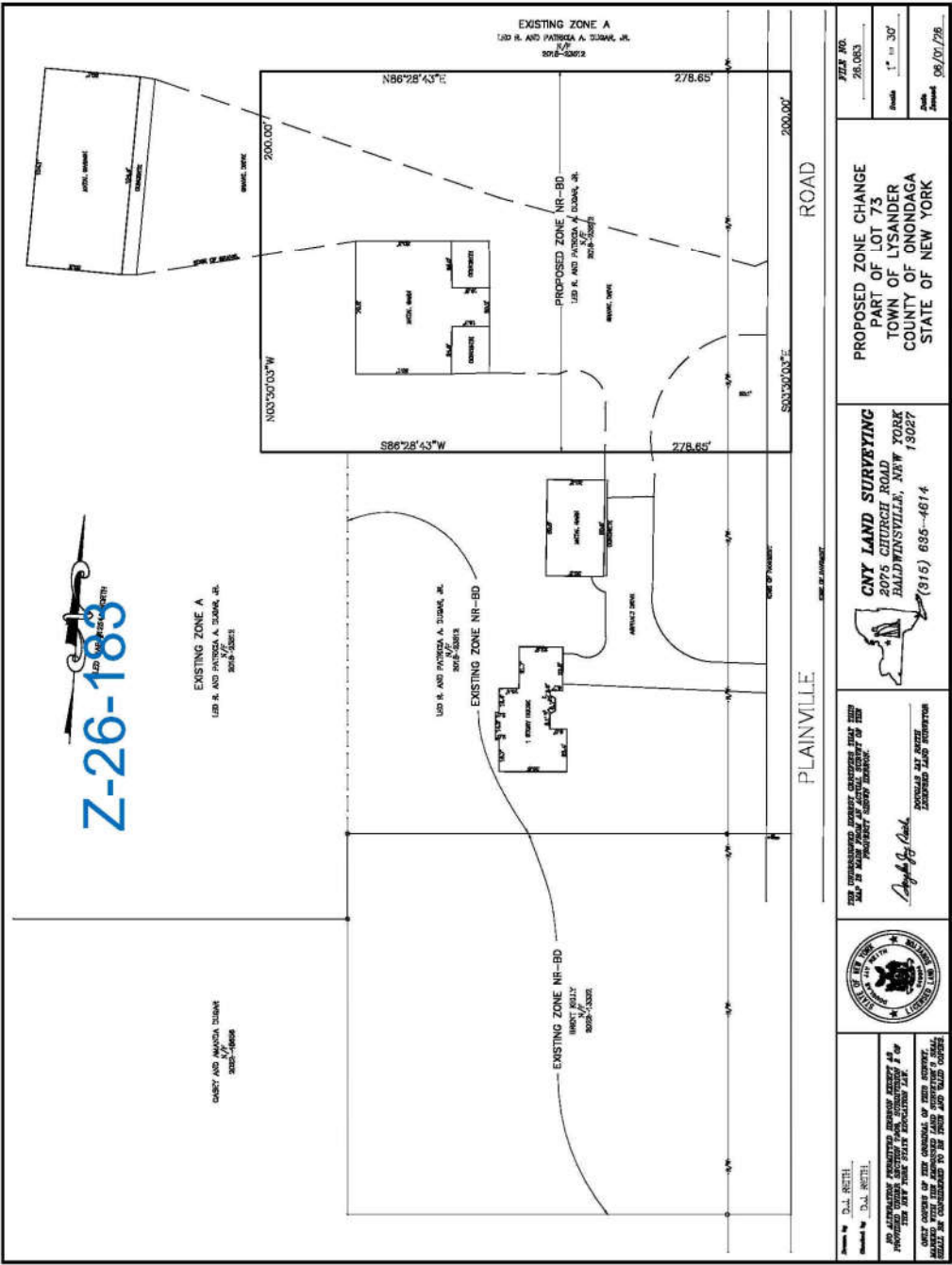
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 370 (West Genesee Road), a state highway, Plainville Road (Route 30), a county highway, and a farm operation located in a NYS Agricultural District



SUMMARY:

the applicant is proposing a zone change on a 200'x278' (1.27-acre) portion of a 17.87-acre parcel from Agricultural (A) to Neighborhood Residential-Business District (NR-BD) to accommodate an existing business





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-17-41) to redistribute lands from a 48.35-acre parcel to three neighboring lots.
Location:	The site is located along Plainville Road, near the intersection with West Genesee Road (NYS Route 370) in an area characterized by low-density residential uses along roadways, surrounded by large parcels containing woodlands or agriculture. Per aerial imagery, the subject parcel contains a 1-story house and multiple barns backed by active agriculture with a wooded area along the rear parcel boundary.
Current Zoning:	This area is zoned NR-BD along the road frontages around the intersection of NYS Route 370 and Plainville Road, surrounded by all A-zoned parcels. Per the Town Zoning Map dated 2022, both the subject parcel and two adjacent parcels are split-zoned with a portion of the area along the road zoned NR-BD. Per the Proposed Zone Change map dated 6/1/26, the existing house and barn in the southeast corner of the parcel are located in NR-BD.
Proposed Zoning:	The applicant is proposing to extend the NR-BD portion of the parcel north by 200x278' to include an existing barn. The retail establishment The County Butler currently operates on site. No changes to the site are proposed at this time. There is another barn/garage structure to the rear of this building, not included in the proposed NR-BD area. It is unclear if this building is utilized for business use. Per the Town Code, the NR-BD zoning designation is "intended to permit limited retail, personal and office uses within residential area. Within this district, business uses of a size, appearance and type which are compatible with residential uses may coexist in close proximity with dwellings." The NR-BD district allows reduced lot sizes and setbacks compared to the Agricultural zoning district and also allows small commercial uses with "controlled site review". Allowed uses include boutiques and specialty retail shops, meat markets, fish markets, specialty food shops, and "Coffee shop, bakery shop, confectionary shop, donut shop, sub shop, pizza shop, delicatessen and the like, provided the products prepared or processed on the premises shall be sold only at retail and only at the premises."
Agriculture:	Per GIS mapping, adjacent parcels to the west and east are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement dated 7/16/26 was included with the referral materials.
Drinking Water:	Per the Environmental Assessment Form (EAF) dated 6/4/26, the site is served by an individual well and no changes to the current infrastructure are proposed at this time.
Wastewater:	Per the referral notice, the site is served by an individual septic system and no changes to the current infrastructure are proposed at this time. The site is located outside of the Onondaga County Sanitary District.
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). Per aerial imagery, there are wooded areas on the subject parcel,

but not in the proposed NR-BD-zoned area. Impacts to bat species are often associated with tree clearing and no changes to the site are proposed at this time.

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-192

Case Number: **Z-26-192**

Keyword:

RelatedCases:

Applicant: Town of Fabius

Referring Board: Town of Fabius Town
Board

Location: Town-wide

Type of Action: LOCAL LAW

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

No Map Available

SUMMARY:

the applicant is proposing Local Law
Number 2, 2026 to amend portions of
the Town of Fabius Zoning Code

No Map Available

No Map Available

STAFF REVIEW:

Project Detail:	Per the proposed law, "The Town of Fabius is in the process of updating its Comprehensive Plan with the goal of revising existing Zoning regulations. In the interim, it has been determined that the following changes will advance zoning in the Town pending the adoption the contemplated updates to the Zoning Code after the completion of a new Comprehensive Plan."
Proposed Text:	Chapter 150 of the Town Code will be amended to substitute Zoning Board of Appeals for the Town Board in §150-21 Site Plan Review, §150-23 Special Use Permit, and §150-28 Nonconforming Uses.
(cont'd):	§150-21 will be amended to include §150-21 A (4), requiring site plan review for "all new structures, modifications, alterations or replacements of existing structures, as well as the establishment of any new use or any change in the existing use shall be subject to site plan review by the Town." This applies except when the Town Zoning Enforcement Officer has the authority to issue a building permit without prior site plan approval.
(cont'd):	§150-39 is amended to state the Town Board may require site plan review in any request for a zone change, at the discretion of the Town Board.
(cont'd):	§150-40 is added, requiring a Special Notice, at the direction of the Town Board (or other Board), to be mailed at least five days prior to granting a special authorization, variance or zone change to each property owner within 500 feet of the perimeter of the lands of the proposed action.
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>*

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 S-26-22

Case Number: **S-26-22**

RelatedCases:

Referring Board: Town of Clay Planning Board

Type of Action: PRELIMINARY SUBDIVISION

Keyword:

Applicant: CTV LLC, Joseph Alberici

Location: at 5300 West Taft Road

Tax Map ID: 117.-09-25.0; 117.-09-24.0; 117.-10-01.0

JURISDICTION:

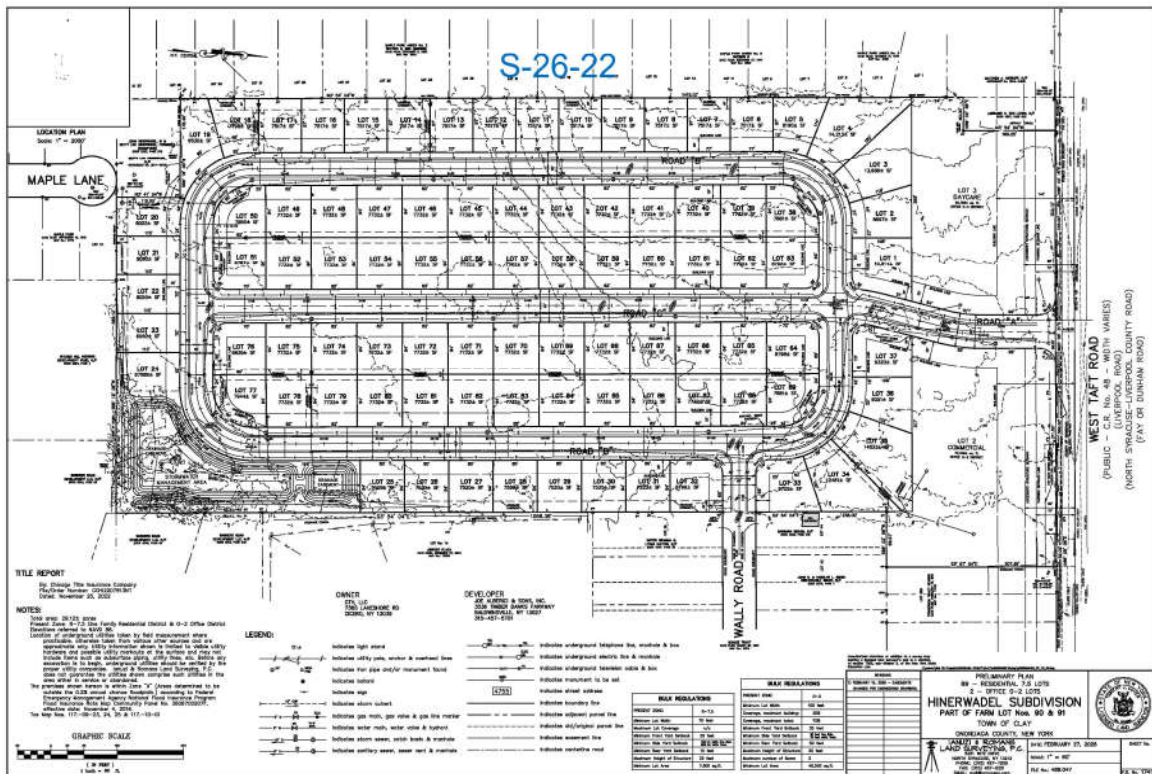
General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina

SUMMARY:

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



No Map Available



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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05 2026 Z-26-176

Case Number: **Z-26-176**

Related Cases:

Referring Board: Town of Salina Town Board

Type of Action: ZONE CHANGE

Keyword:

Applicant: Giuseppe Zavaglia

Location: at 6701 Buckley Road

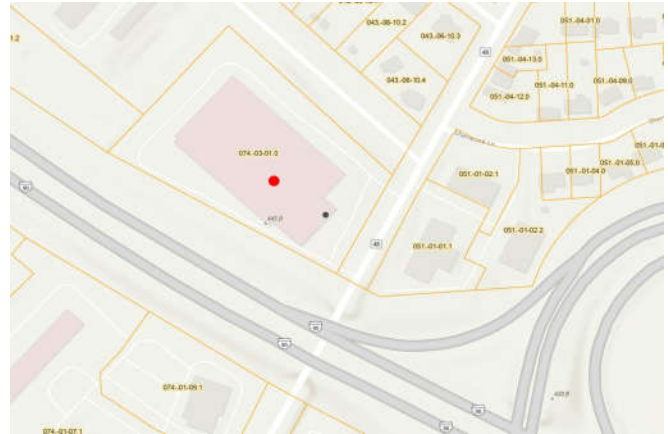
Tax Map ID: 074.-03-01.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 48), a county highway, and the NYS Thruway (Route 90), a state highway

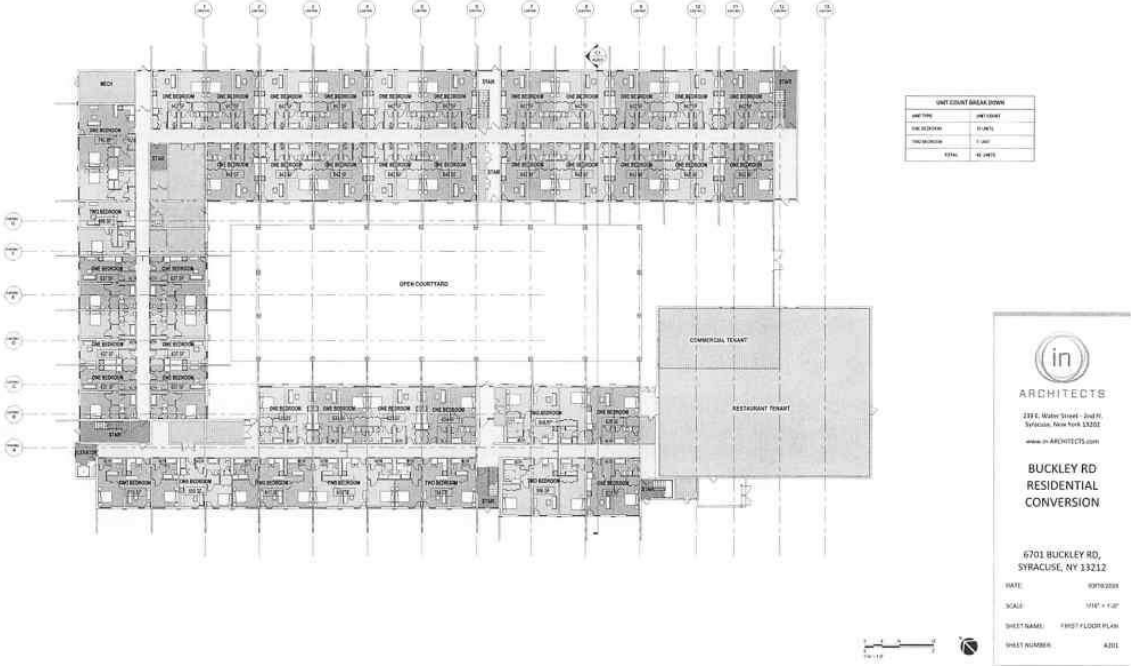
SUMMARY:

the applicant is proposing a zone change on a 4.19-acre parcel from Planning Commercial (C-3) zoning district to Repurposing and Reuse Floating Overlay (RROD) zoning district



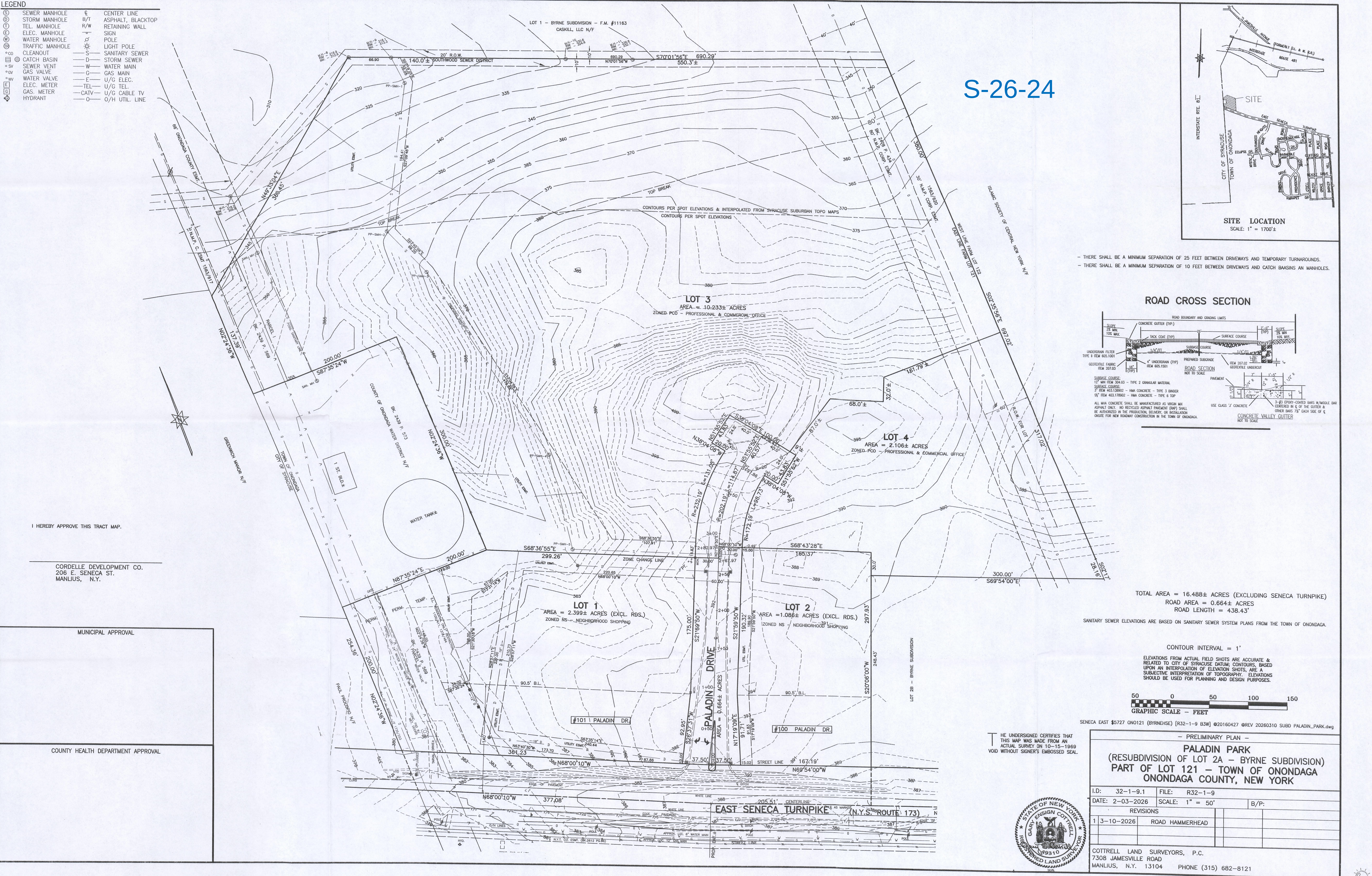
No Map Available

Z-26-176

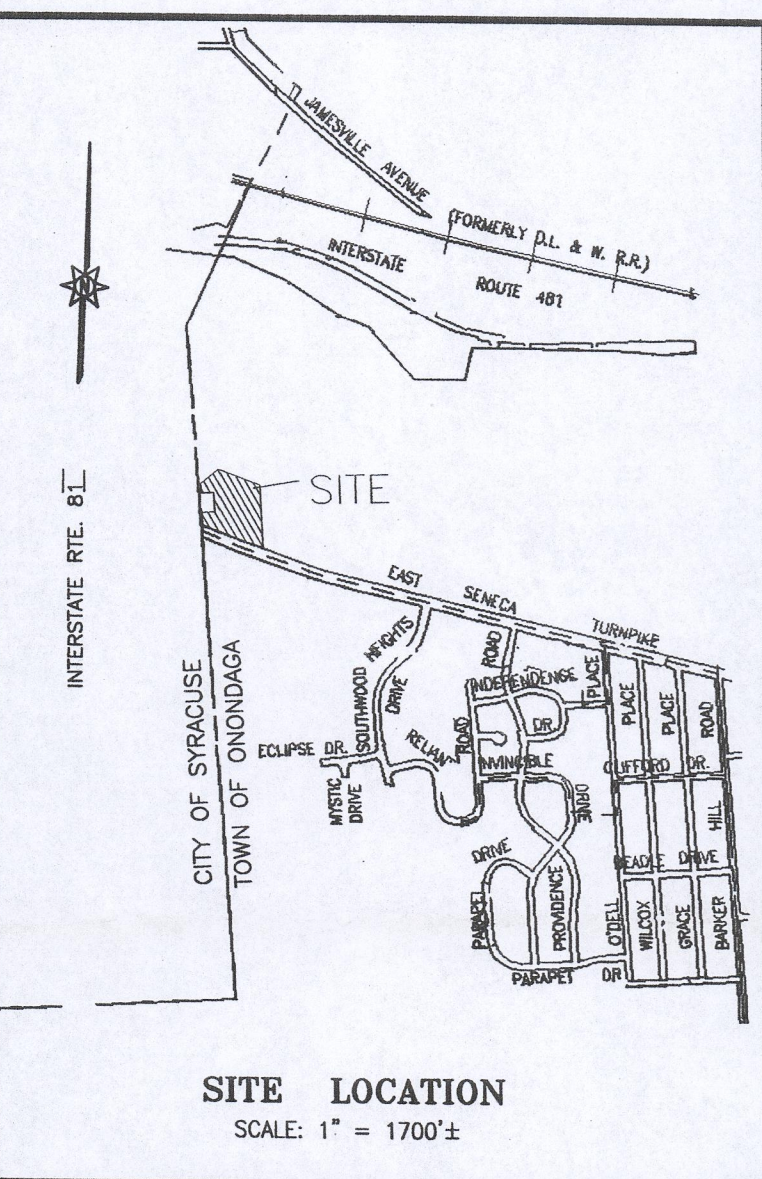


*For agency contacts and additional information about advisory notes, please visit:
<https://onondaga.gov/planning>*

- LEGEND
- | | | | |
|---|-----------------|---|----------------|
| ⊙ | SEWER MANHOLE | ⊙ | CENTER LINE |
| ⊙ | STORM MANHOLE | ⊙ | B/T |
| ⊙ | TEL. MANHOLE | ⊙ | R/W |
| ⊙ | ELEC. MANHOLE | ⊙ | RETAINING WALL |
| ⊙ | WATER MANHOLE | ⊙ | SIGN |
| ⊙ | TRAFFIC MANHOLE | ⊙ | POLE |
| ⊙ | CLEANOUT | ⊙ | LIGHT POLE |
| ⊙ | CATCH BASIN | ⊙ | SANITARY SEWER |
| ⊙ | SEWER VENT | ⊙ | STORM SEWER |
| ⊙ | GAS VALVE | ⊙ | WATER MAIN |
| ⊙ | WATER VALVE | ⊙ | GAS MAIN |
| ⊙ | ELEC. METER | ⊙ | U/G ELEC. |
| ⊙ | GAS. METER | ⊙ | U/G TEL. |
| ⊙ | HYDRANT | ⊙ | CATV |
| ⊙ | | ⊙ | U/G CABLE TV |
| ⊙ | | ⊙ | O/H UTIL. LINE |

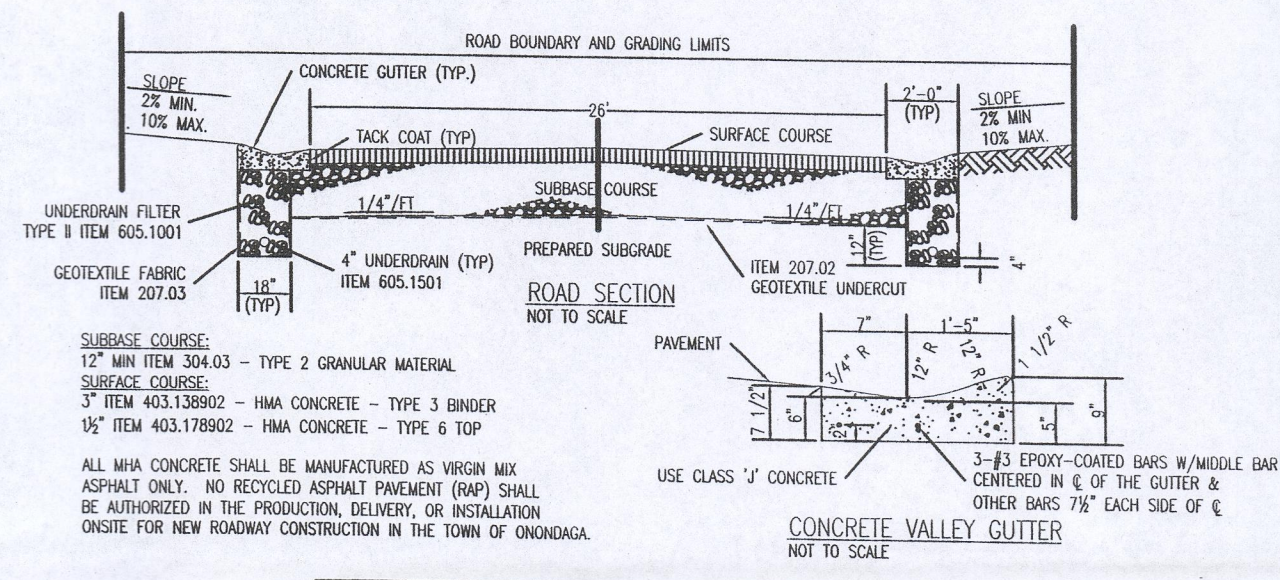


S-26-24



- THERE SHALL BE A MINIMUM SEPARATION OF 25 FEET BETWEEN DRIVEWAYS AND TEMPORARY TURNAROUNDS.
- THERE SHALL BE A MINIMUM SEPARATION OF 10 FEET BETWEEN DRIVEWAYS AND CATCH BASINS AND MANHOLES.

ROAD CROSS SECTION



I HEREBY APPROVE THIS TRACT MAP.

CORDELLE DEVELOPMENT CO.
206 E. SENECA ST.
MANLIUS, N.Y.

MUNICIPAL APPROVAL

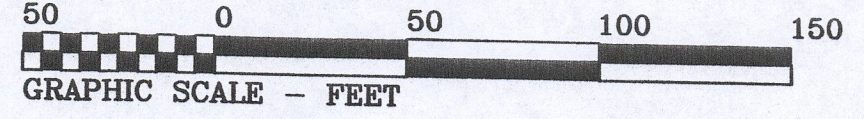
COUNTY HEALTH DEPARTMENT APPROVAL

TOTAL AREA = 16.488± ACRES (EXCLUDING SENECA TURNPIKE)
ROAD AREA = 0.664± ACRES
ROAD LENGTH = 438.43'

SANITARY SEWER ELEVATIONS ARE BASED ON SANITARY SEWER SYSTEM PLANS FROM THE TOWN OF ONONDAGA.

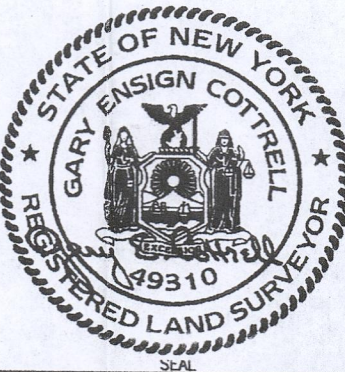
CONTOUR INTERVAL = 1'

ELEVATIONS FROM ACTUAL FIELD SHOTS ARE ACCURATE & RELATED TO CITY OF SYRACUSE DATUM; CONTOURS BASED UPON AN INTERPOLATION OF ELEVATION SHOTS, ARE A SUBJECTIVE INTERPRETATION OF TOPOGRAPHY. ELEVATIONS SHOULD BE USED FOR PLANNING AND DESIGN PURPOSES.

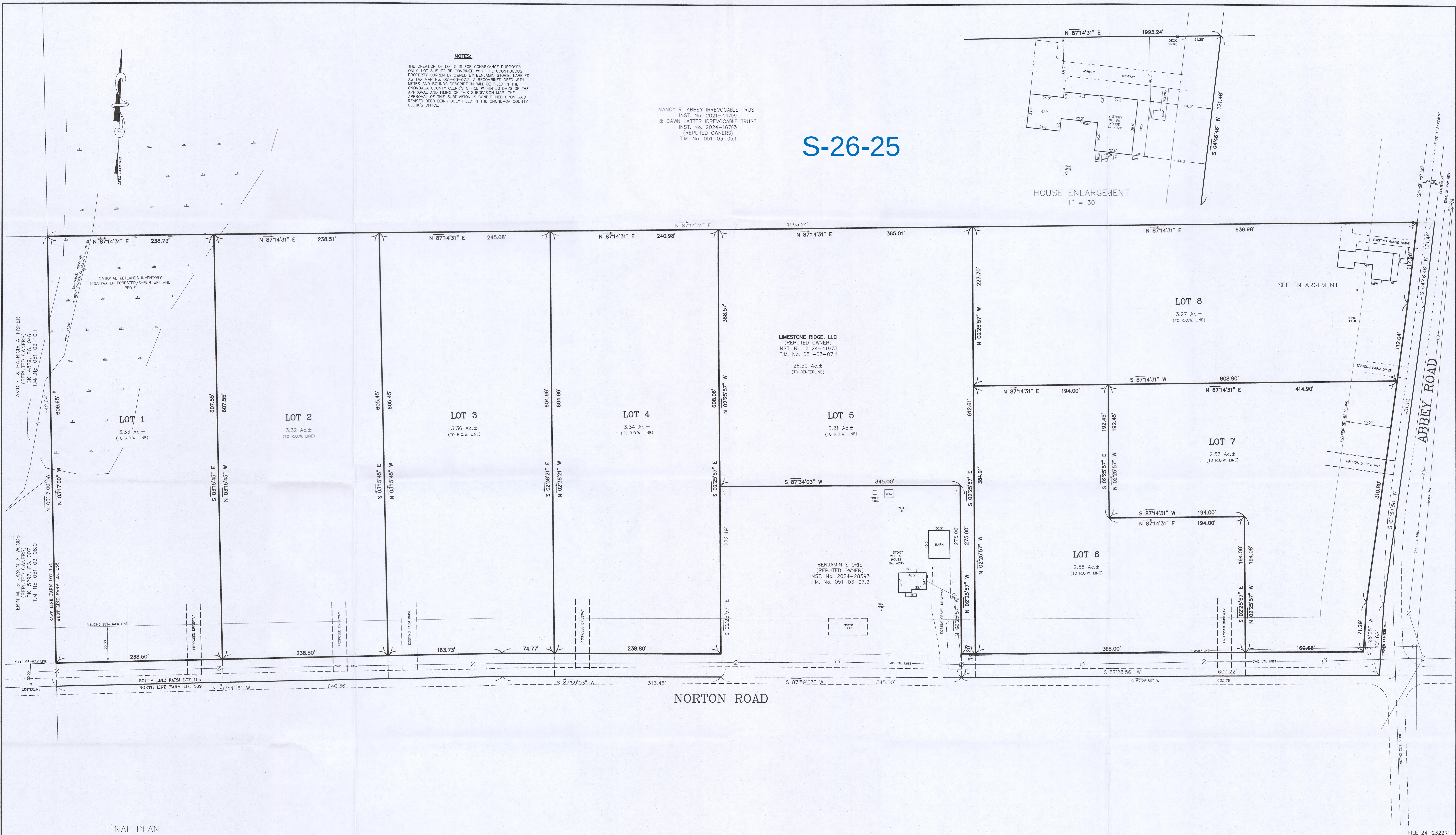


SENECA EAST \$5727 ON0121 (BYRNEHSE) [R32-1-9 B3W] ©20160427 ©REV 20260310 SUBD PALADIN_PARK.dwg

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 10-15-1969 VOID WITHOUT SIGNER'S EMBOSSED SEAL.



PRELIMINARY PLAN	
PALADIN PARK (RESUBDIVISION OF LOT 2A - BYRNE SUBDIVISION) PART OF LOT 121 - TOWN OF ONONDAGA ONONDAGA COUNTY, NEW YORK	
I.D.: 32-1-9.1	FILE: R32-1-9
DATE: 2-03-2026	SCALE: 1" = 50'
REVISIONS	
1 3-10-2026	ROAD HAMMERHEAD
COTTRELL LAND SURVEYORS, P.C. 7308 JAMESVILLE ROAD MANLIUS, N.Y. 13104	
PHONE (315) 682-8121	

LIMESTONE – NORTON
SUBDIVISION

PART OF FARM LOT 155
COUNTY OF ONONDAGA
SURVEY DATE: AUG. 13, 2024

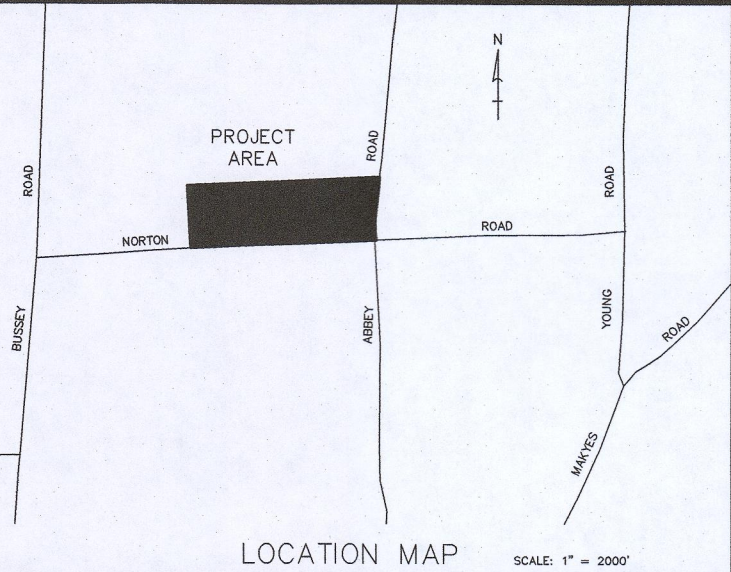
TOWN OF ONONDAGA
STATE OF NEW YORK
SCALE: 1" = 60'

IT IS A VIOLATION OF ARTICLE 145 OF
THE N.Y.S. EDUCATION LAW TO ALTER
ANY ITEM ON THIS MAP WITHOUT THE
DIRECT CONSENT OF THE UNDERSIGNED
SURVEYOR OR HIS SUCCESSOR.

JASON D. McCADDEN
LAND SURVEYOR
4215 BROWSING LANE MARCELLUS, NY 13108
PHONE 315-341-4134

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY
AND THAT BOTH MAP AND SURVEY ARE CORRECT.

JASON D. McCADDEN
L.S. LIC. NO. 51243

[illegible]

NOTES

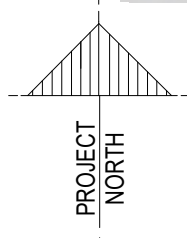
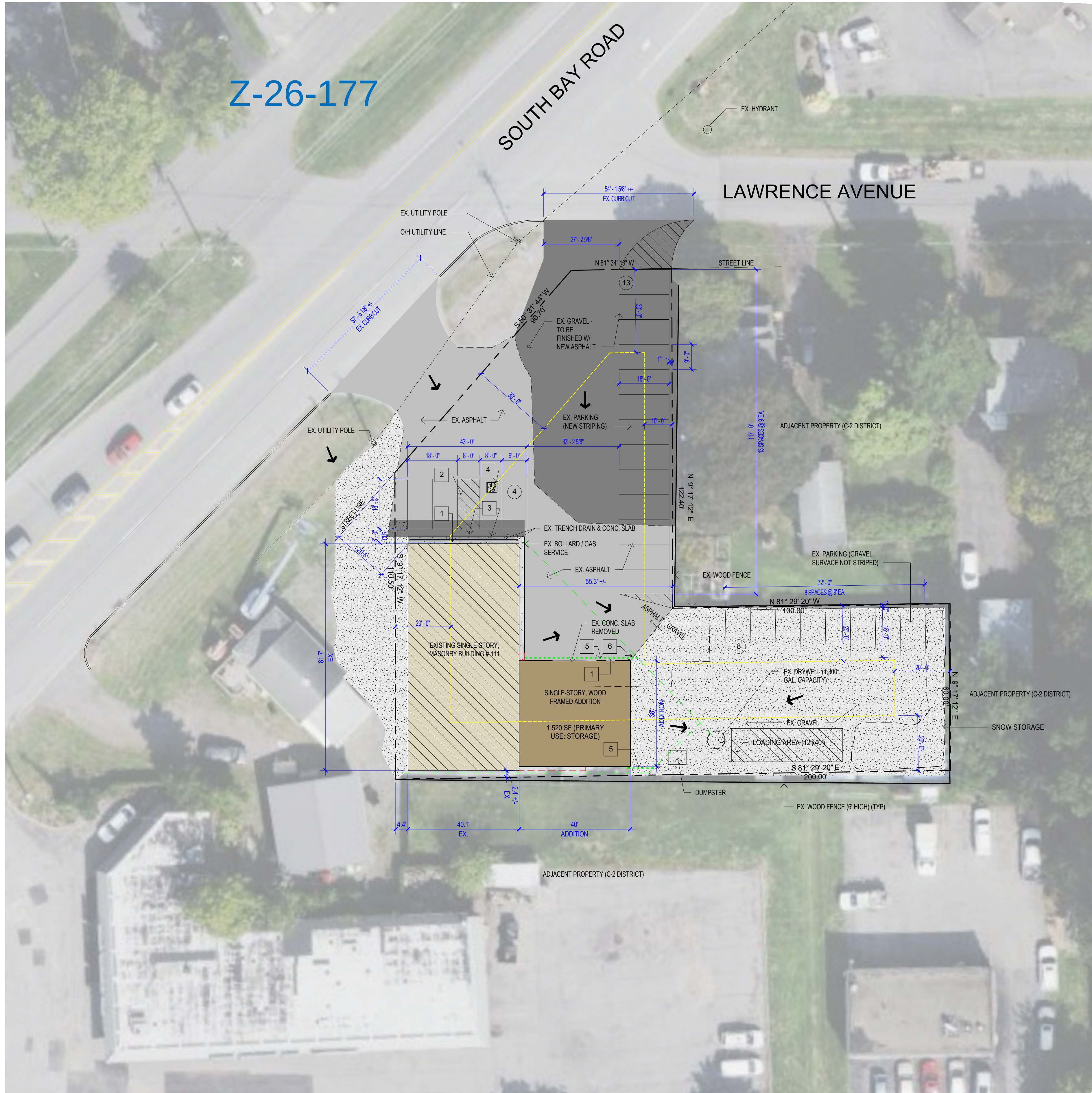
- No monumentation set for this survey.
- Subject to any easements, covenants, restrictions, rights-of-way, and leases of record.
- This area is zoned R-C, Residential And Country.
- Lot 8 has an existing Waste Water Disposal System
- Norton Road and Abbey Road are County roads with 35 MPH speed limits.

APPROVED BY TOWN

APPROVED BY OWNERS

Limestone Ridge, LLC	
Eric Gantley, Managing Member	Benjamin Storie
5860 McKinley Road	4285 Norton Road
Brewerton, NY 13029	Syracuse, NY 13215

APPROVED BY ONONDAGA CO. HEALTH DEPT.



1 Site Plan
1" = 20'-0"

SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY DUSSING LAND SURVEYING, LLC, SYRACUSE, NY, RECERTIFIED 9/28/20. INFORMATION ALSO OBTAINED FROM SATELLITE IMAGES ARCHITECT FIELD DIMENSIONS.

ZONING SUMMARY:		
VILLAGE OF NORTH SYRACUSE, NY DISTRICT: C-2 COMMERCIAL		
ITEM	REQUIRED	PROVIDED
LOT AREA (MIN.)	20,000 SF	21,943 SF
LOT WIDTH (MIN.)	70'	100'
LOT DEPTH (MIN.)	100'	182.5'
LOT COVERAGE (MAX.)	50%	22%
FRONT YARD SETBACK (MIN.)	30'	20.5± (EX.)
SIDE YARD SETBACK ONE SIDE (MIN.)	10'	4.4± (EX. WEST)
SIDE YARD SETBACK TOTAL (MIN.)	20'	55.3' + 4.4' = 59.7' (EX)
REAR YARD SETBACK (MIN.)	20'	2.4± (EX. SOUTH)
BUILDING HEIGHT (MAX.)	35'	22±

PARKING SUMMARY:	
VILLAGE OF NORTH SYRACUSE, NY SECTION 240-23	
ITEM	REQUIRED
PARKING SPACE SIZE (MIN.)	9x18'
ACCESS & MANEUVERING AISLES (MIN.)	25'
OFF-STREET PARKING REQUIREMENTS:	
BUSINESS USE:	
(1) SPACE + (1) SPACE FOR EVERY 200 SF OF OFFICE SPACE	
4,820 SF (PROPOSED TOTAL) / 200 = 24 + 1 = 25 SPACES REQUIRED (INCLUDING 1 ACCESSIBLE SPACE)	
LOADING/UNLOADING SPACE: (1) REQUIRED (12x40')	

SITE PLAN KEYED NOTES:

- 1 FLUSH SURFACES TO BLDG. ENTRY / EXIT
- 2 STRIPED ACCESS AISLE SEE 1/C2
- 3 ACCESSIBLE PARKING & ACCESS AISLE SIGNAGE SEE 2/C2
- 4 ACCESSIBLE PARKING SPACE MARKING SEE 5/C2
- 5 NEW GUTTER DOWNSPOUTS TO DRAIN INTO NEW U/G STORM PIPING
- 6 CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW

SITE PLAN GENERAL NOTES:

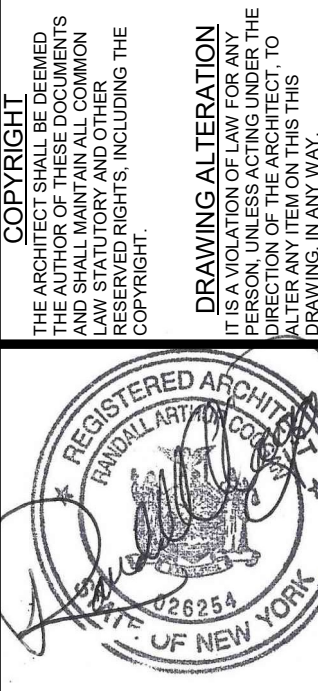
1. NO ADDITIONAL PLUMBING FIXTURES ARE BEING ADDED WITH THIS ADDITION. THE SANITARY CONNECTION TO THE EXISTING MUNICIPAL SYSTEM WILL REMAIN UNDISTURBED.
2. GAS & ELECTRIC SERVICE FOR THE EXISTING BUILDING REMAINS. NO SERVICE UPGRADES ARE ANTICIPATED.
3. AREA SUMMARY:
 - A. EXISTING BUILDING: 3,300 SF
 - B. PROPOSED ADDITION: 1,520 SF
 - C. TOTAL: 4,820 SF

SITE PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- NEW ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING
- BUILDING ADDITION
- STORM WATER SURFACE DRAINAGE DIRECTION
- EXISTING STORM PIPING
- NEW STORM PIPING
- SETBACK

Facility Addition

111 South Bay Road
North Syracuse, NY 13212



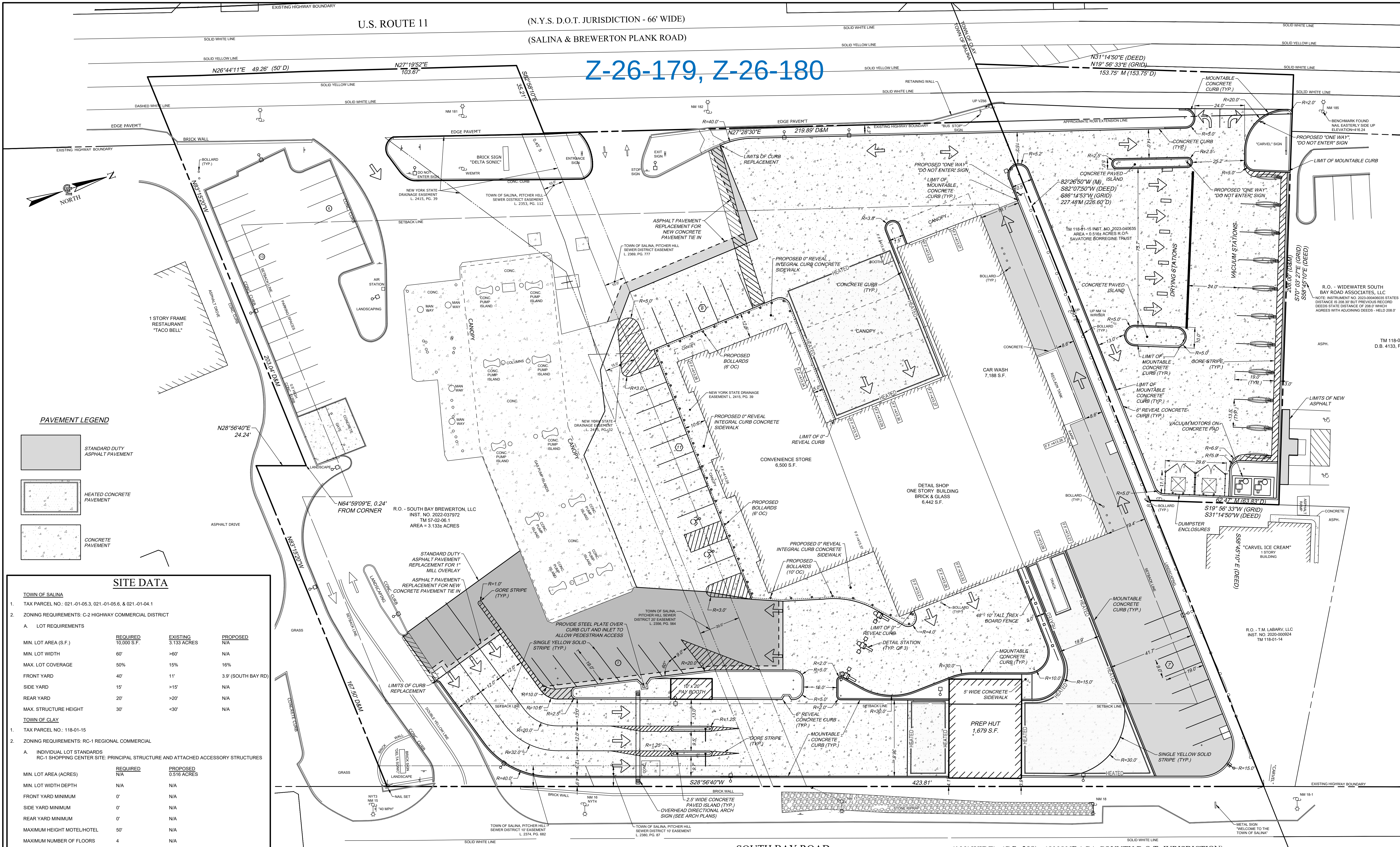
Schopfer Architects LLP
1111 JAMES ST.
SYRACUSE, NY 13203
315 - 474 - 6501
FAX 315 - 474 - 1922

Drawn By: RAC
Date: 6/25/26
Checked By: RAC
Scale: AS NOTED

Revisions:		
No	Date	By

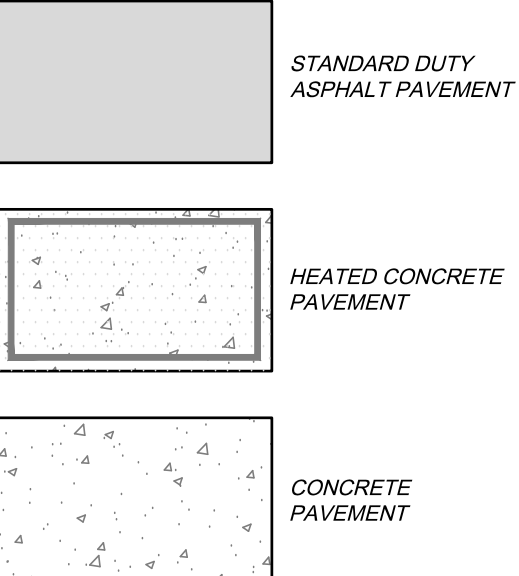
Sheet Title:
Site Plan

Sheet No:
C1
Job No.: 2639



Z-26-179, Z-26-180

PAVEMENT LEGEND



SITE DATA

TOWN OF SALINA

1. TAX PARCEL NO.:

021-01-05.3, 021-01-05.6, & 021-01-04.1

2. ZONING REQUIREMENTS:

C-2 HIGHWAY COMMERCIAL DISTRICT

A. LOT REQUIREMENTS

MIN. LOT AREA (S.F.)	REQUIRED 10,000 S.F.	EXISTING 3,133 ACRES	PROPOSED N/A
MIN. LOT WIDTH	60'	>60'	N/A
MAX. LOT COVERAGE	50%	15%	16%
FRONT YARD	40'	11'	3.9' (SOUTH BAY RD)
SIDE YARD	15'	>15'	N/A
REAR YARD	20'	>20'	N/A
MAX. STRUCTURE HEIGHT	30'	<30'	N/A

TOWN OF CLAY

1. TAX PARCEL NO.:

118-01-15

2. ZONING REQUIREMENTS:

RC-1 REGIONAL COMMERCIAL

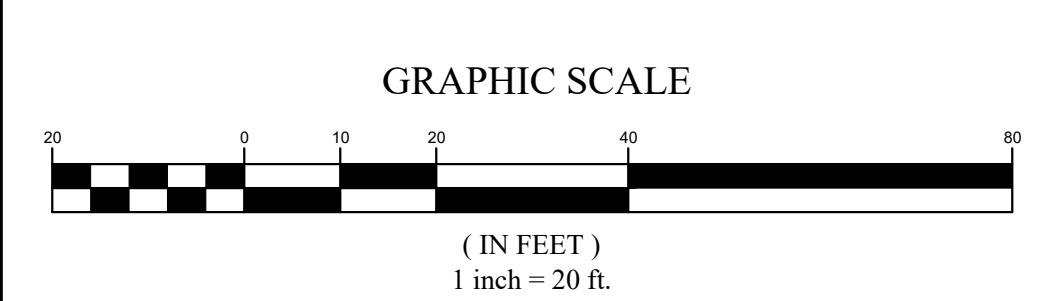
A. INDIVIDUAL LOT STANDARDS

RC-1 SHOPPING CENTER SITE: PRINCIPAL STRUCTURE AND ATTACHED ACCESSORY STRUCTURES

MIN. LOT AREA (ACRES)	REQUIRED N/A	PROPOSED 0.516 ACRES
MIN. LOT WIDTH DEPTH	N/A	N/A
FRONT YARD MINIMUM	0'	N/A
SIDE YARD MINIMUM	0'	N/A
REAR YARD MINIMUM	0'	N/A
MAXIMUM HEIGHT MOTEL/HOTEL	50'	N/A
MAXIMUM NUMBER OF FLOORS	4	N/A



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



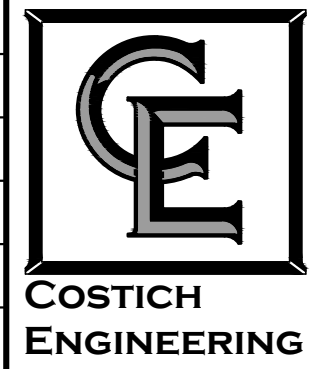
NO.	DATE	REVISION	BY	CHKD.	APPLS.
3	4/15/26	REVISED PER DELTA SONIC COMMENTS			
2	03/09/26	REVISED PER BERENDSON COMMENTS			
1	1/14/26	REVISED PER BERENDSON COMMENTS			

COPYRIGHT © 2026
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT MANAGER
G.W.
DRAWN BY
W.T.A.
BOUNDARY BY OTHERS
TOPOBASE BY OTHERS
DATE
12/24/2025
SCALE
1"=20'



- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 458-3020

TITLE OF PROJECT DELTA SONIC SALINA / CLAY	
TITLE OF DRAWING SITE AND PAVEMENT MARKING PLAN	
LOCATION OF PROJECT TOWN OF SALINA / CLAY COUNTY OF ONONDAGA, STATE OF NEW YORK	
CLIENT DELTA SONIC CAR WASH SYSTEMS, INC. 570 DELAWARE AVENUE BUFFALO, NEW YORK 14202	DWG # 9905 CA110 SHEET 4 OF 9

Z-26-182

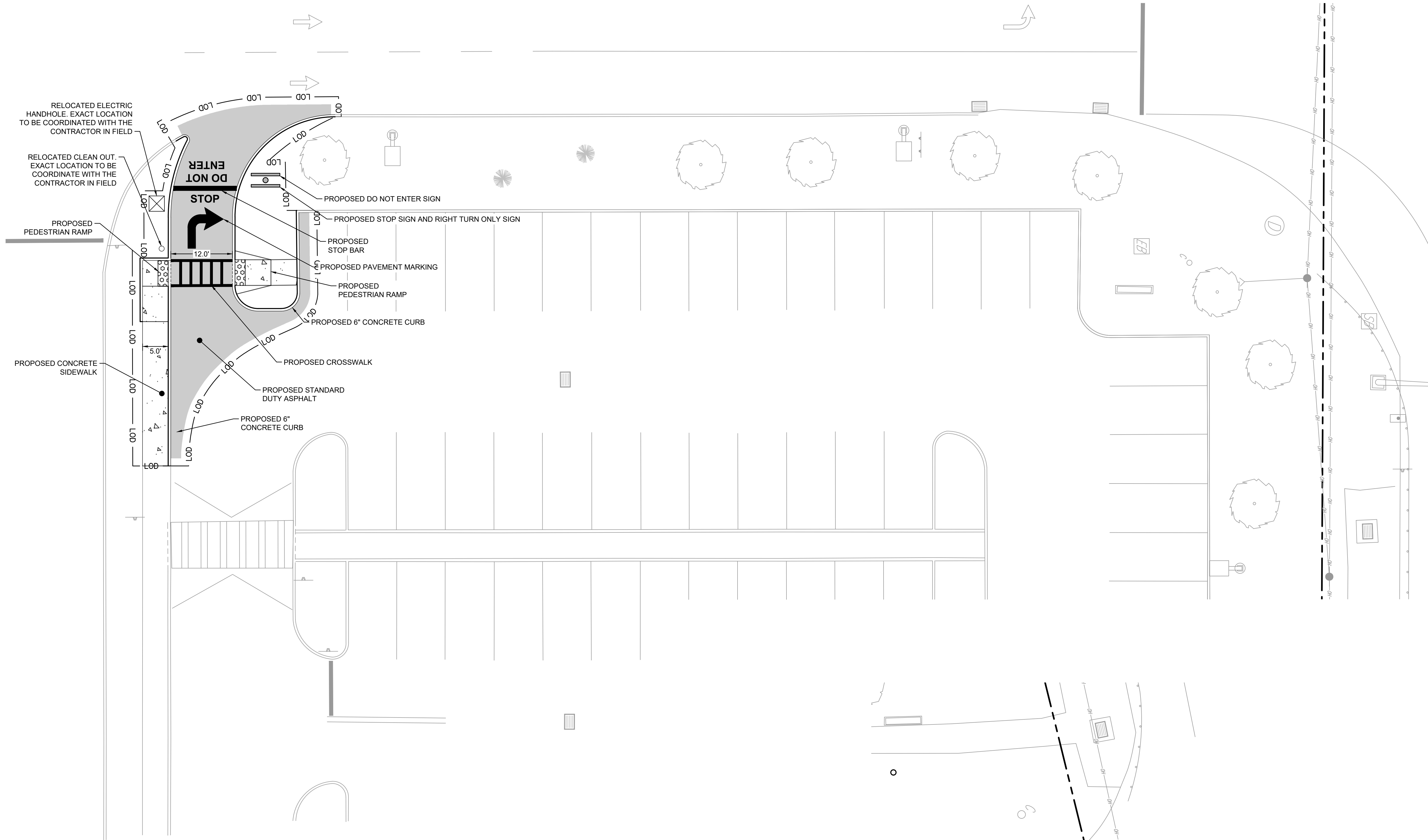
SITE NOTES	
1.	PROPERTY LINES AND EXISTING CONDITIONS SHOWN ON THE SITE ARE BASED ON A SURVEY MAP ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY DBU2 6834 KIRKVILLE ROAD" PREPARED BY CONTROL POINT, DATED FEBRUARY 5, 2025.
2.	ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3.	LIMIT OF DISTURBANCE HAS BEEN OFFSET 1.5' FOR VISUAL CLARITY.

1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ON THE SITE ARE BASED ON A SURVEY MAP ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY DBU2 6834 KIRKVILLE ROAD" PREPARED BY CONTROL POINT, DATED FEBRUARY 5, 2025.
2. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. LIMIT OF DISTURBANCE HAS BEEN OFFSET 1.5' FOR VISUAL CLARITY.

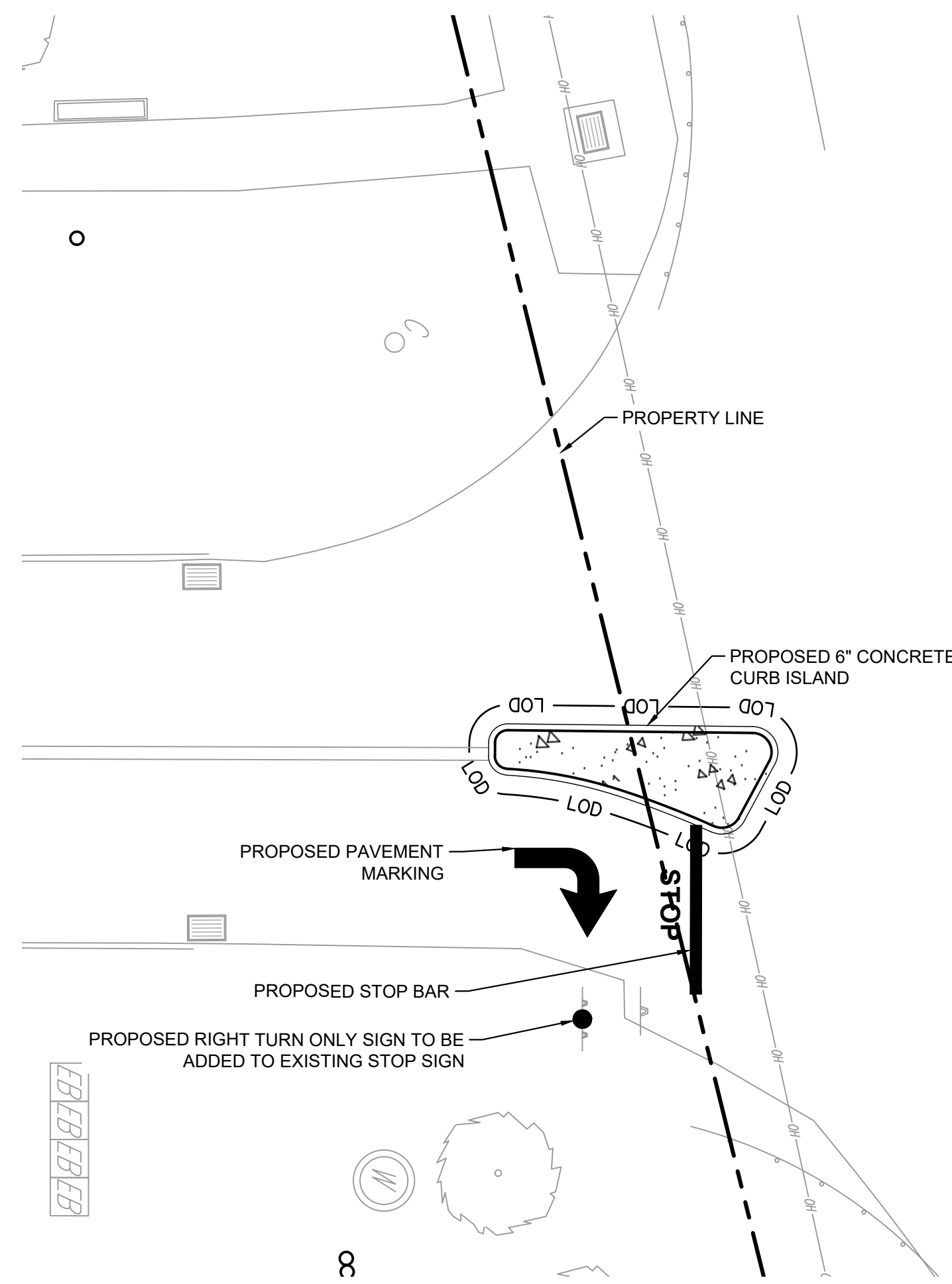
SITE PLAN LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE (APPROXIMATELY 0.059 ACRES)
LOD	
	PROPOSED CURB
	PROPOSED SIDEWALK
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED SIGN

Diagram illustrating the layout of a standard residential lot, showing various features and their relative positions:

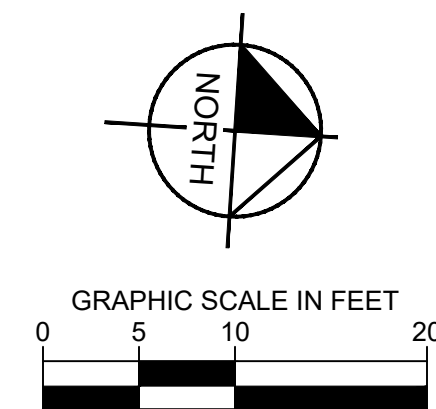
- PROPERTY LINE
- LIMITS OF DISTURBANCE (APPROXIMATELY 0.059 ACRES)
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED SIGN
- LOD (Location of Occupancy)



WEST SITE PLAN



EAST SITE
PLAN



CITY APPROVAL

DBU2
PREPARED FOR
6834 KIRKVILLE ROAD
EAST SYRACUSE, NY 13057

SITE PLAN

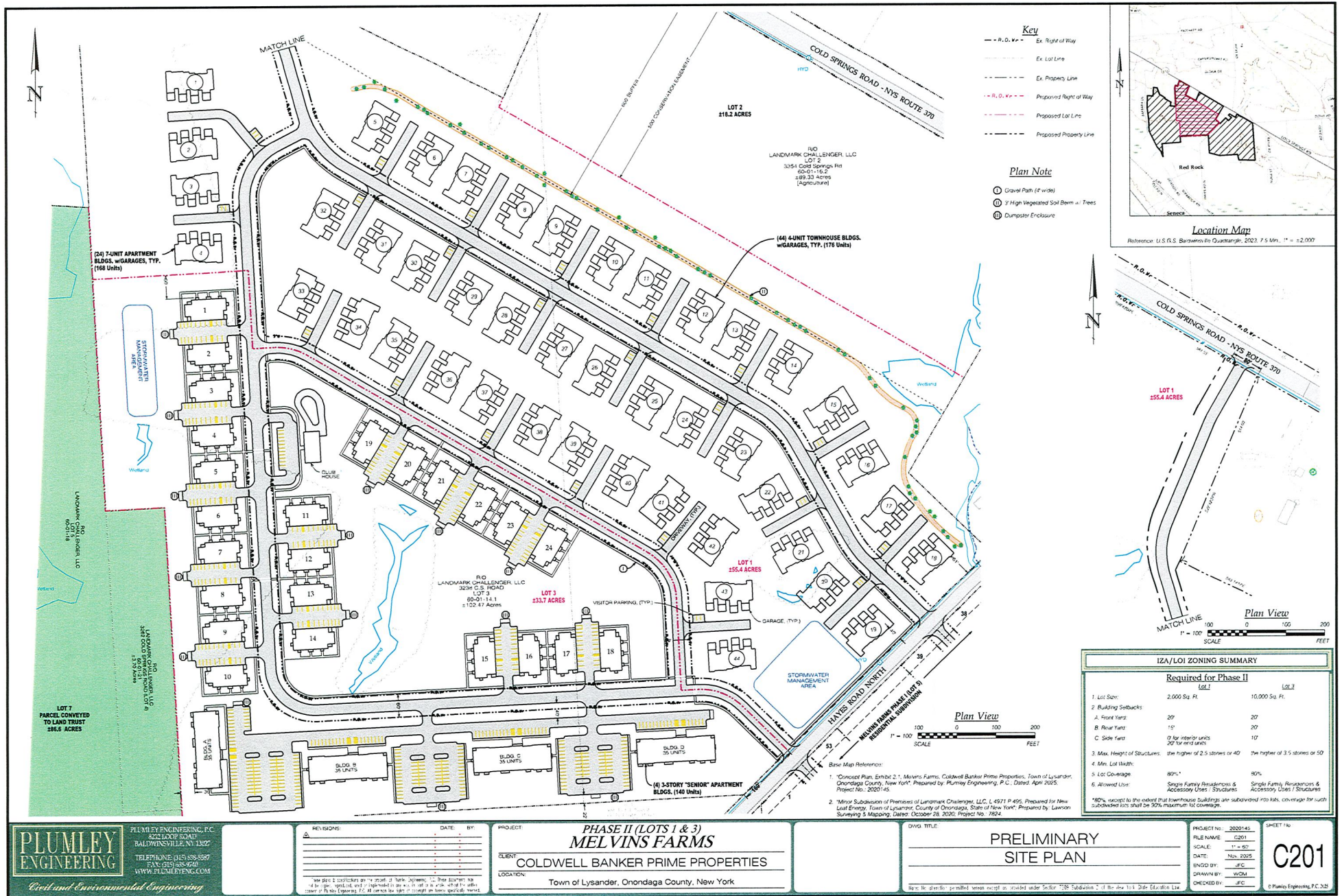


Kimley»Horn New York
© 2025 KIMLEY-HORN ENGINEERING AND
LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
60 E. 42ND ST, SUITE 1730
NEW YORK, NY 10165
PHONE: 914-368-8200
WWW.KIMLEY-HORN.COM

0	ISSUED TO TOWN OF DEWITT FOR REVIEW	06/10/26	DB
No.	REVISIONS	DATE	BY

Plotted By: Bolan, Dorin Sheet Set: K:\112255339_AWZ_DBU2 DeWitt\05_CAD\Plan Sheets\C-2.0 SITE PLAN.dwg
10:09:10am June 10, 2026
K:\NWC_Civ\112255339_AWZ_DBU2 DeWitt\05_CAD\Plan Sheets\C-2.0 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and attestation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Plotted By: Balan, Dorin Sheet Set: Kha Layout: C-2.0 June 10, 2026 10:09:10am K:\NYC_Civil\112265339_AWZ_DBU2 DeWitt\05_CAD\Plan Sheets\C-2.0 SITE PLAN.dwg



SUMMARY OF REQUIRED STANDARDS/ ORDINANCES		
TOWN OF DEWITT, ONONDAGA CO., NY		
ZONING DATA: ZONED: PARKING SPACES: OFFICE SPACE: 2000 S.F. 1 SPACE PER 300 S.F.	REQUIRED BY ZONING: INDUSTRIAL A DISTRICT 7 (1 ADA SPACE) 10 EMPLOYEES	PROPOSED: 7 (1 ADA SPACE) 10 SPACES TOTAL SPACES: 17
LIGHT INDUSTRIAL: 1 PER EACH EMPLOYEE	10 EMPLOYEES	10 SPACES TOTAL SPACES: 17
LOT COVERAGE (IMPERVIOUS):	50%	60.1%
BUILDING COVERAGE:		16.0%
MAXIMUM HEIGHT OF BUILDING:	40 FT	20 FT
FRONT YARD SETBACK:	50 FT	50 FT
SIDE YARD SETBACK:	50/25 FT	197/77 FT
(TOTAL/ONE):		
REAR YARD SETBACK:	25 FT	175 FT
NUMBER OF EMPLOYEES:	N/A	10

LEGEND

SITE MAPPING		UTILITY STRUCTURES	
DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
BRUSH LINE		CATCH BASIN	
CONTOURS		SANITARY MANHOLE	
DRAINAGE		TELEPHONE POLE	
EASEMENT			
FENCING			
GAS			
OVERHEAD ELECTRIC			
PROPERTY LINES			
BUILDING SETBACK			
SANITARY SEWER			

DESCRIPTION	EXISTING	PROPOSED
BUILDING		
PAVEMENT		
CONCRETE		
GRAVEL		

Z-26-185

PLANT MATERIALS LIST

KEY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	QNTY
TREES						
AR	RED SUNSET RED MAPLE	ACER RUBRUM "FRANKSRED"	B&B	2.5" CAL.	AS SHOWN	1
SHRUBS/GRASSES						
PG	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS "GLOBOSA"	CONT.	NO. 2	AS SHOWN	9
JP	JUNIPER NANA	JUNIPERUS PROCUMBENS "NANA"	CONT.	NO. 3	AS SHOWN	8

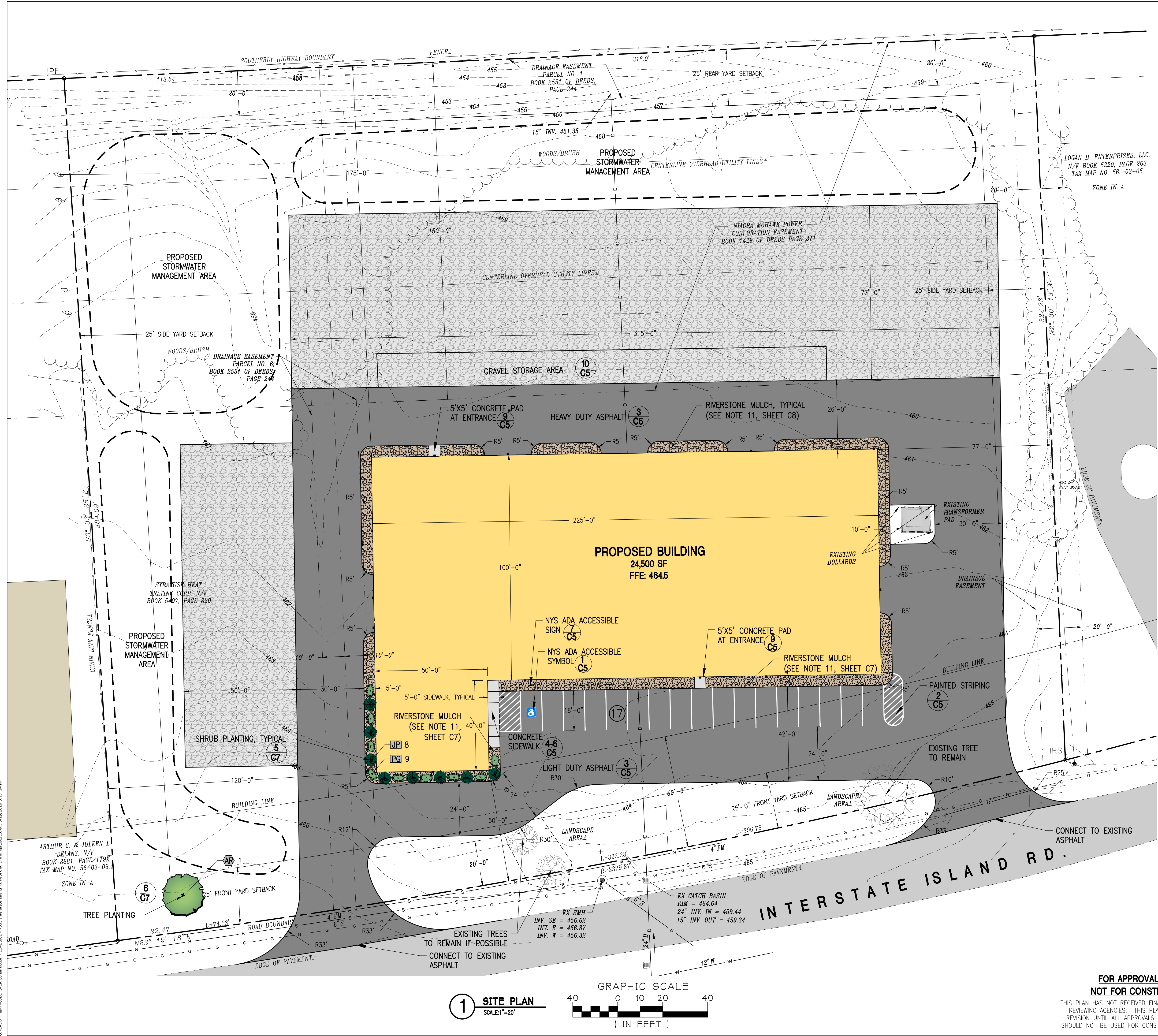
SEEDMIX NOTES:

SEED MIXTURES FOR THE SITE VARIES, SEE BELOW FOR SEEDING SPECIFICATIONS:

GENERAL LAWN AREA:

	LBS/ACRE	LBS/1000 SQ FT
65% KENTUCKY BLUEGRASS BLEND	85-114	2.0-2.6
20% PERENNIAL RYEGRASS	26-35	0.6-0.8
15% FINE FESCUE	19-26	0.4-0.6
	130-175	0.4-0.6

DUNN & SGROMO ENGINEERS 5800 HERITAGE LANDING DRIVE EAST SYRACUSE, NEW YORK 13057 T: (315)449-4940 F: (315)449-4941		IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.				
		©DUNN & SGROMO ENGINEERS - 2026 ALL RIGHTS RESERVED				
TOWN OF GEDDES ONONDAGA COUNTY, NEW YORK 7055 INTERSTATE ISLAND ROAD		NO.	DATE	REVISION	BY	
SITE PLAN						
SCALE: AS NOTED		FILE NO: 1342.001				
DESIGNED BY: GS		DATE: 06.30.2026				
DRAWN BY: JGA		DWG. NO:				
CHECKED BY: GS				C1		



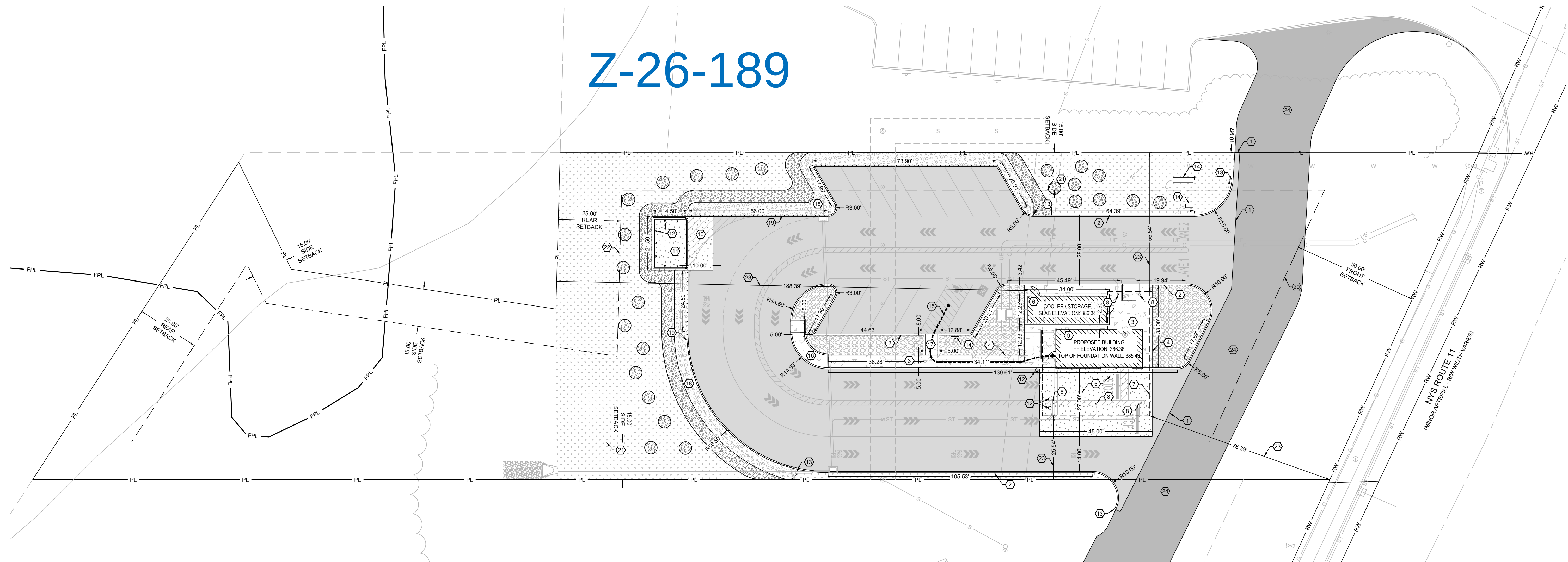
**FOR APPROVAL ONLY
NOT FOR CONSTRUCTION**

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

	Property Line
	Right of Way
	Reputed Owner
	Lot Line
	Chain Link Fence
	Overhead Utility
	Utility Pole
	Gas Main
	Gas Valve
	Sanitary Sewer w/ Size
	Sanitary Manhole
	Drainage Pipe w/ Size
	Catch Basin / Drainage Manhole
	Water Main
	Fire Hydrant / Water Valve
	Sign
	Tree
	Topographic Contour

	Number of Parking Spaces
	Handicapped Parking w/ Applicable Signage
	Underground Electric / Telephone
	Sanitary Sewer Lateral
	Gas Service
	Drainage Pipe w/ Size
	Drainage Swale
	Catch Basin
	Light Pole & Fixture
	Water Service
	Tree
	Roof Drain / Canopy Drain w/ Size
	Landscaping
	Outlet Protection Device

© Plumley Engineering, P.C. 2020



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD
PER STRUCTURAL PLANS.
- SPILL CURB
PER DETAIL 2.01, SHEET C7.1.
- TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK.
PLACE 3" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND
TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD
MULCH, MATCH EXISTING COLOR.
- FLUSH CURB
PER DETAIL 4.09 SHEET C7.2.
- SNOW STACK AREA. PLACE 12" OF #2 ROUND STONE OVER
COMMERCIAL GRADE WEED FABRIC PER DETAIL 4.09 SHEET C7.2.
- DRIVEWAY BY OTHERS.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK
EDGE DETAIL 2.04, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD
WITH THICKENED EDGE PER STRUCTURAL PLANS.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO
DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS
2.03 & 2.05, SHEET C7.1.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- SIGN, SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.
- TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- SNOW STACK AREA PER DETAIL 4.09 SHEET C7.3.
- FLUSH CURB PER DETAIL 4.09 SHEET C7.3.
- 50 FOOT BUILDING SETBACK LINE.
- 15 FOOT BUILDING SETBACK LINE.
- 25 FOOT BUILDING SETBACK LINE.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- DRIVEWAY BY OTHERS.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: GENERAL COMMERCIAL.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 6 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

QUEUE: 0 QUEUE PER LANE REQUIRED.
LANE 1: 16 QUEUE PROVIDED.
LANE 2: 19 QUEUE PROVIDED.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 24,360 S. F.
PRE-PROJECT PERVIOUS AREA = 35,440 S. F.
TOTAL = 59,800 S. F.

POST-PROJECT IMPERVIOUS AREA = 24,355 S. F.
POST-PROJECT PERVIOUS AREA = 35,445 S. F.
TOTAL = 59,800 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE BOUND BY THE LIMITS OF DISTURBANCE ON ALL SIDES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 0.68 ACRES = 29,752 S.F.
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 340 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CONCRETE CURB: 980 L.F.
ASPHALT PAVEMENT: 16,160 S.F.
8" CONCRETE PAVEMENT: 1,745 S.F.
4" CONCRETE SIDEWALK: 1,290 S.F.
COOLER/STORAGE SLAB: 420 S.F.
TURF GRASS SOD: 8,415 S.F.
LANDSCAPING ROCK: 1,745 S.F.
LANDSCAPE MULCH: 1,725 S.F.
SNOW STACK ROCK: 1,420 S.F.

PLAN APPROVAL SIGNATURES

PLANNING BOARD CHAIRMAN	DATE
DIRECTOR OF ENGINEERING / PLANNING	DATE
DIRECTOR OF BUILDING AND FIRE PREVENTION	DATE
DEPUTY COMMISSIONER OF PUBLIC WORKS	DATE
FIRE MARSHAL	DATE



H. SCALE: 1" = 20'



In New York City or Long Island
newyork-811.com

Outside New York City or Long Island
digsafelynewyork.com

JOHN W KELLY PE ENGINEERING D.P.C.

1070 W. SYCAMORE ST
SPRINGFIELD, MO 65810
Ph: 417-888-0645 Fax: 417-888-0657

COA# 017478
EXPIRES: 06/30/2026



John W Kelly PE SE 2026.06.25
17:03:41-05'00'
JOHN W. KELLY III - ENGINEER
PE# 084736

ENGINEER OF RECORD:

NAME: JOHN W. KELLY III

LICENSE NO. NY #084736

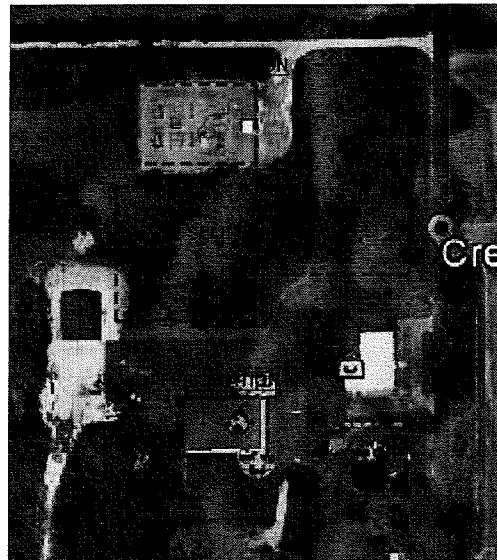
PROJECT NUMBER: 91.233

REVISION:

7 BREW COFFEE
CICERO, NY
7919 BREWERTON RD
CICERO, NY

C2.1
SITE PLAN

DATE: JUNE 25, 2026



AERIAL SITE PHOTOGRAPH

PLANT LIST

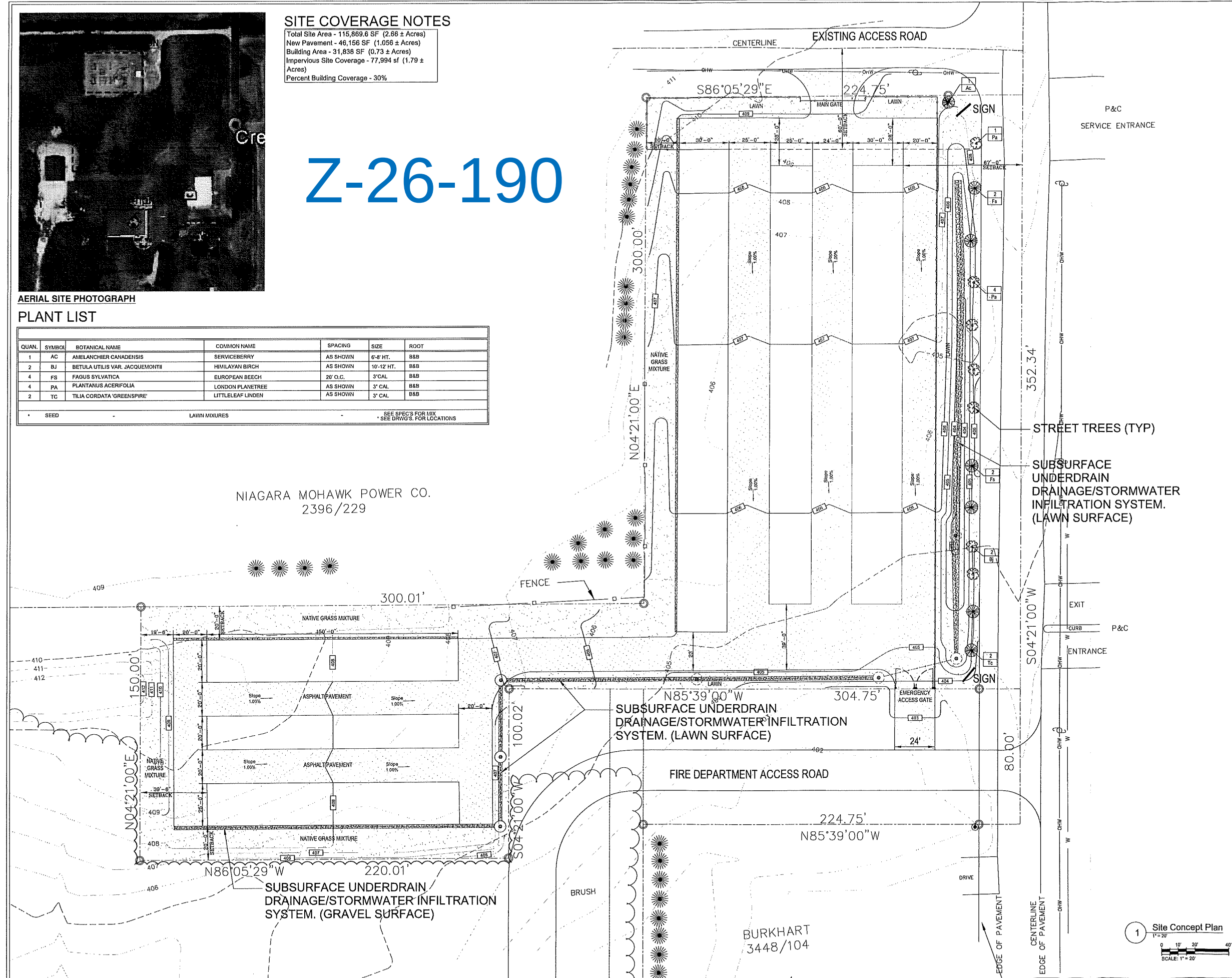
QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT
1	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	AS SHOWN	6'-8" HT.	B&B
2	BJ	BETULA UTILIS VAR. JACQUEMONTII	HIMALAYAN BIRCH	AS SHOWN	10'-12" HT.	B&B
4	FS	FAGUS SYLVATICA	EUROPEAN BEECH	20' O.C.	3" CAL.	B&B
4	PA	PLANTANUS ACERIFOLIA	LONDON PLANETREE	AS SHOWN	3" CAL.	B&B
2	TC	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	AS SHOWN	3" CAL.	B&B
• SEED		LAWN MIXTURES		SEE SPEC'S FOR MIX SEE DRWG'S. FOR LOCATIONS		

SITE COVERAGE NOTES

Total Site Area - 115,869.6 SF (2.66 ± Acres)
New Pavement - 46,156 SF (1.056 ± Acres)
Building Area - 31,838 SF (0.73 ± Acres)
Impervious Site Coverage - 77,994 sf (1.79 ± Acres)
Percent Building Coverage - 30%

Z-26-190

NIAGARA MOHAWK POWER CO.
2396/229



LEGEND

These standard symbols may be found in the drawing and are not drawn to scale.

- Electric Manhole
- Catch Basin
- Utility Pole
- Hydrant
- Manhole
- Water Valve
- Monitoring Well
- Post and Ring Bicycle Rack
- 25' R. High Historic site fighting pole
- DRAINAGE FLOW ARROW

1	06.15.18	PLANNING BOARD SUBMITTAL
Rev. No.	Date	Description
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED HEREIN.		
THE CONTRACTOR SHALL VERIFY ALL EXISTING WORKING CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.		

Project no. 17009
Date: 03/19/2018
Drawn By: JRS
Scale: 1" = 40'-0"

CREGO ROAD SELF - STORAGE
NY'S ROUTE 31
TOWN OF VAN BUREN

EMPIRE LANDSCAPE ARCHITECTURE, PLLC
600 SHACKAMAN ROAD
FABRUS, NEW YORK 13063
PH(315) 731-1125 FAX(315) 693-5579

CONCEPT SITE PLAN

Drawing No.: **C-100**



SITE COVERAGE NOTES

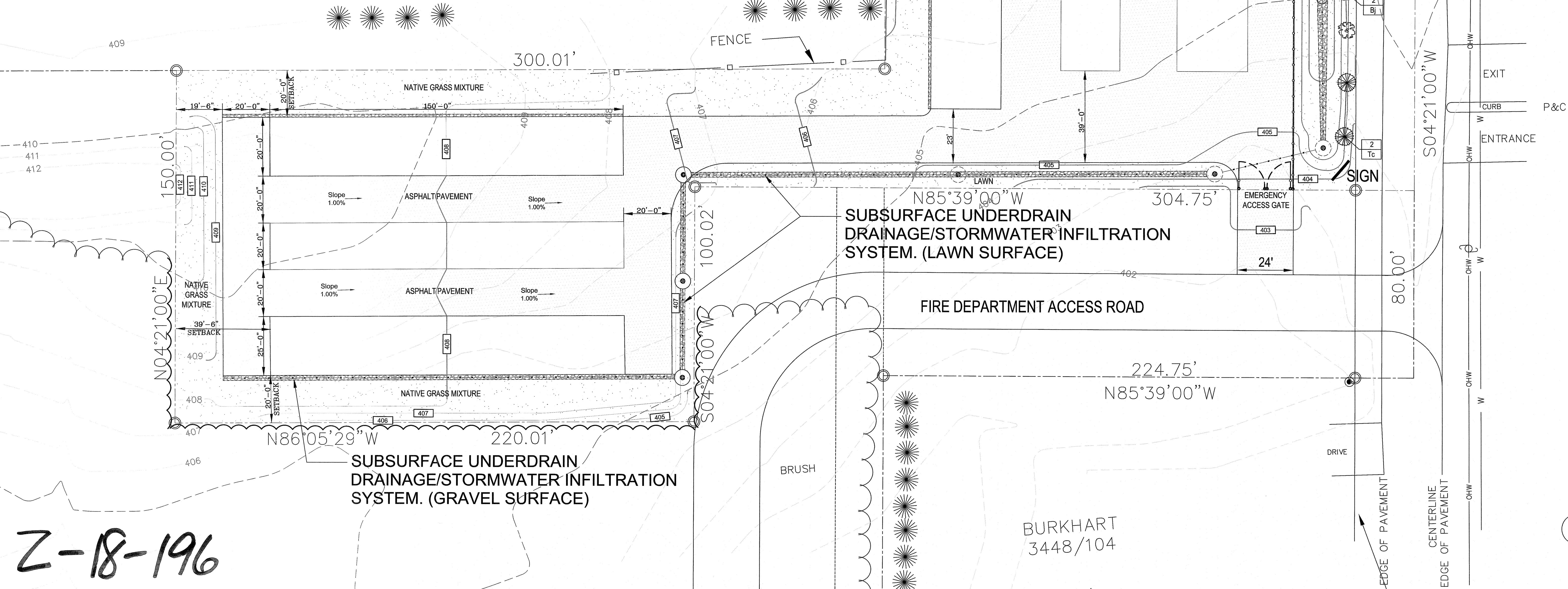
Total Site Area - 115,869.6 SF (2.66 ± Acres)
New Pavement - 46,156 SF (1.056 ± Acres)
Building Area - 31,838 SF (0.73 ± Acres)
Impervious Site Coverage - 77,994 sf (1.79 ± Acres)
Percent Building Coverage - 30%

AERIAL SITE PHOTOGRAPH

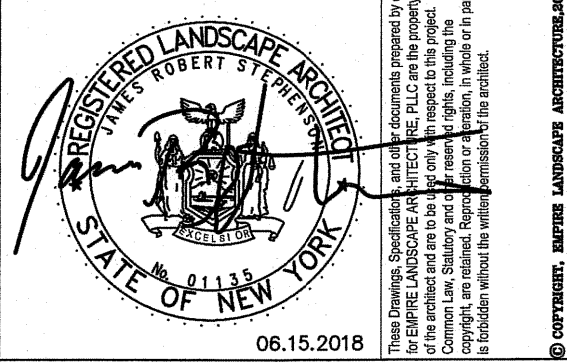
PLANT LIST

QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT
1	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	AS SHOWN	6'-8' HT.	B&B
2	BJ	BETULA UTILIS VAR. JACQUEMONTII	HIMILAYAN BIRCH	AS SHOWN	10'-12' HT.	B&B
4	FS	FAGUS SYLVATICA	EUROPEAN BEECH	20' O.C.	3" CAL	B&B
4	PA	PLANTANUS ACERIFOLIA	LONDON PLANETREE	AS SHOWN	3" CAL	B&B
2	TC	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	AS SHOWN	3" CAL	B&B
* SEED		LAWN MIXTURES		SEE SPEC'S FOR MIX * SEE DRWG'S. FOR LOCATIONS		

NIAGARA MOHAWK POWER CO.
2396/229



Z-18-196



06.15.2018

LEGEND

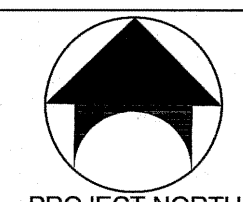
These standard symbols may be found in the drawing and are not drawn to scale.

- Electric Manhole
- Catch Basin
- Utility Pole
- Hydrant
- Manhole
- Water Valve
- Monitoring Well
- Post and Ring Bicycle Rack
- 25' ft. high Historic site lighting pole
- DRAINAGE FLOW ARROW

Rev. No.	Date	Description
1	06.15.18	PLANNING BOARD SUBMISSION

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.



PROJECT NORTH

Project no. 17006
Date: 03/16/2018
Drawn By: JRS
Scale: 1" = 40'-0"

CREGO ROAD SELF - STORAGE
NYS ROUTE 31
TOWN OF VAN BUREN

EMPIRE LANDSCAPE ARCHITECTURE, PLLC
600 SHACKHAM ROAD
FABULUS, NEW YORK 13063
ph(315) 751-1125 fx(315) 683-5679

CONCEPT SITE PLAN

Drawing No.: **C-100**



Z-26-191

R=150.00'
L=139.40'
CHB=S60°07'38"E
CHD=134.43'

LANDS N/F OF
DEWITT TOWN CENTER,
D.B. 5266, PG. 646
TM #44-7-9.1
PARCEL A
HECHINGER SUBDIVISION
F.M.#6524

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN NUMBER OF STALLS	§ 192-103-D	66	39	36
MIN NUMBER OF ADA STALLS	§ 521 CMR 23.2.1	2	2	2
MIN NUMBER OF STACKING SPACES FROM ORDER BOX	§ 192-104-A	6	2	4 (PER LANE)
MIN NUMBER OF STACKING SPACES FROM ORDER BOX TO PICK-UP WINDOW	§ 192-104-A	4	5	6 (INNER LANE) 7 (OUTER LANE)
PARKING STALL CRITERIA STANDARD: 9.5' X 19' STALL (MIN)	USE/CATEGORY: QUICK-SERVE RESTAURANT WITH DRIVE-THRU REQUIRED PARKING: ONE (1) PER EVERY SIXTY (60) SQUARE FEET GROSS FLOOR AREA (INCLUDING PATIO) CALCULATION: (1 SPACE / 60 SF) X (3,380 SF BLDG) + (1 SPACE / 60 SF) X (550 SF PATIO) = 66 SPACES			
ACCESSIBLE PARKING CRITERIA STANDARD: 8' X 18' STALL (MIN) VAN 8' X 18' STALL (MIN) 8' X 18' AISLE (MIN)	26-50 SPACES = 2 MIN ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN)			

ZONING TABLE

ZONE: BUSINESS (B)
USE: QUICK-SERVE RESTAURANT WITH DRIVE-THRU
MAP: 44 BLOCK: 7 LOT: 14.1

APPLICANT/ OWNER INFORMATION

APPLICANT:	RAISING CANE'S RESTAURANT, LLC 6800 BISHOP ROAD PLANO, TX 75024
PROPERTY OWNER:	DEWITT TOWN CENTER, INC. 3159 ERIE BOULEVARD EAST, SUITE 250 DEWITT, NY 13214

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN FRONT YARD BUILDING SETBACK	§ 192-50-E	35.0' FROM STREET R/W	56.5'	55.8' (BLDG) 41' (CNPY)
MIN SIDE YARD BUILDING SETBACK	§ 192-50-F	25.0' FROM SIDE LOT LINE (1)	330.3'	46.0' (BLDG) 22.4' (CNPY)
MIN REAR YARD BUILDING SETBACK	§ 192-50-G	20.0' FROM REAR LOT LINE	55.0'	42.6' (BLDG) 20.0' (CNPY)
MIN FRONT YARD PARKING SETBACK	§ 192-100	20.0' FROM FRONT LOT LINE	10.0'	40.7'
MIN SIDE YARD PARKING SETBACK	§ 192-100	10.0' FROM SIDE LOT LINE	>10.0'	71.6'
MIN REAR YARD PARKING SETBACK	§ 192-100	10.0' FROM REAR LOT LINE	10.0'	46.9'
MAX PERMITTED HEIGHT	§ 192-50-H	N/A (2)	18.5'	25.0' (BLDG) 15.0' (CNPY)
MAX BUILDING COVERAGE	§ 192-50-C	30.0%	2.6%	3.87%
MAX LOT COVERAGE	§ 192-50-D	80.0%	35.8%	53.9%

1. PER SECTION 192-50-F, EACH LOT SHALL HAVE TWO SIDE YARDS WITH A TOTAL OF NOT LESS THAN 25 FEET, NEITHER OF WHICH MAY BE LESS THAN NINE FEET IN WIDTH.
2. PER SECTION 192-50-H, THERE SHALL BE NO LIMIT ON THE HEIGHT OF STRUCTURES, EXCEPT THAT THE YARDS SHALL BE INCREASED SUCH THAT NO STRUCTURE SHALL BE HIGHER THAN ANY PLANE FROM LOT LINES INCLINING UPWARD AT A SLOPE OF ONE FOOT VERTICALLY FOR EACH ONE FOOT HORIZONTALLY, UNTIL THE HORIZONTAL DISTANCE IS GREATER THAN OR EQUAL TO 40 FEET.

KEY =	VARIANCE OBTAINED
E - EXISTING NON-CONFORMING	
(#) - SEE NOTE #	

SITE SIGNAGE KEYNOTES

00	PROP 'STOP' SIGN (MUTCD R1-1) AND 'DO NOT ENTER' SIGN (MUTCD RS-1)
01	PROP 'STOP' SIGN (MUTCD R1-1)
05	PROP 'DO NOT ENTER' SIGN (MUTCD RS-1)
12	PROP 'NO PARKING ANY TIME' SIGN (MUTCD R7-1)
13	PROP 'RESERVED PARKING' ACCESSIBLE PARKING SIGN (MUTCD R7-8) IN BOLLARD
14	PROP 'VAN ACCESSIBLE' SIGN (MUTCD R7-8) IN BOLLARD
57	PROP MOBILE ORDER PICK-UP PARKING SPACE SIGN IN BOLLARD

SITE LAYOUT KEYNOTES

AFC	PROP ACCESSIBLE RAMP WITH FLUSH CURB
AFS	PROP ACCESSIBLE PARKING STALL
AWB	PROP AWNING
CCT	PROP TYPICAL CONCRETE CURB
CLP	PROP CONCRETE STRIP FOR LANDSCAPE PROTECTION
CSC	PROP GRANITE CURB
CPD	PROP CONCRETE PAD/PATIO
CSW	PROP CONCRETE SIDEWALK
DTL	PROP DRIVE-THRU LANE
HTD	PROP DRIVE-THRU HEIGHT DETECTOR
FOB	PROP DRIVE-THRU ORDER BOARD
FOC	PROP DRIVE-THRU ORDER BOARD CANOPY
FPO	PROP DRIVE-THRU PRE-ORDER BOARD
LLA	PROP LANDSCAPED AREA
PDN	PROP 'DO NOT ENTER' STRIPING
PHA	PROP HEAVY DUTY ASPHALT PAVEMENT
PHC	PROP HEAVY DUTY CONCRETE PAVEMENT
PSB	PROP PAINTED STOP BAR
PSC	PROP STRIPED CROSSWALK
PSS	PROP PAINTED STRIPING
PTA	PROP PAINTED TRAFFIC ARROW
RSG	PROP #56 LF OF WOOD BEAM GUIDERAIL
RTC	PROP TRANSITION CURB
SBC	PROP BUILDING CANOPY
SB	PROP BIKE RACK
SBL	PROP 6" BOLLARD
SC	PROP CANOPY COLUMN
SRT	PROP RECYCLING/TRASH DUMPSTER LOCATION
STR	PROP TRASH RECEPTACLE

LEGEND

PAVEMENT HATCHES

CONCRETE SIDEWALK	
HEAVY DUTY ASPHALT	

LEGEND

EXISTING	PROPOSED
LIMIT OF DISTURBANCE	
SAWTOOTH LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
BUILDING CANOPY	
CURB	
UTILITY POLE	
TYPICAL SIGN	
UTILITY POLE WITH LIGHT	
AREA LIGHT	
PAVEMENT MARKING	
ADA SYMBOL	
BOLLARD	
FENCE	
GUARD RAIL	
HYDRANT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER VALVE	
WATER METER	
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	

S53°08'00"W
12.15'

ERIE BOULEVARD EAST
(VARIABLE WIDTH ROAD)
(VARIABLE WIDTH ROAD)

N33°40'32"W
238.01'

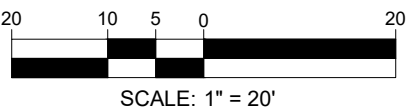
S33°31'33"E
255.00'

S56°28'27"W
180.00'

LANDS N/F OF
DEWITT TOWN
CENTER, INC.
D.B. 5266, PG. 646
TM #44-7-14.1
PARCEL B
HECHINGER SUBDIVISION
F.M.#6524

REFER TO GENERAL NOTES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND
SPECIFICATIONS.

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

PROTOTYPE ISSUE DATE:

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	05/27/2026	PER TOWN COMMENTS	KLR
2	07/07/2026	ISSUE FOR PERMIT	KLR
3	07/21/2026	TOWN SUBMITTAL	KLR



ALWAYS CALL 811
It's fast. It's free. It's the law.

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB260019.00
DRAWN BY: KLR
CHECKED BY: CM
DATE: 03/24/2026
CAD ID: X-CIVL-TTLB-NYB260019.00

PROJECT:

SITE DEVELOPMENT PLANS

FOR

PROPOSED DEVELOPMENT

MAP: 44 | BLK: 7 | LOT: 14.1
3159 ERIE BOULEVARD
ONONDAGA COUNTY
DEWITT, NEW YORK

STORE:

PROTOTYPE 6-V-AV
RESTAURANT #RC1521

DESIGNER INFORMATION:

BOHLER
BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
ENGINEERING AND SURVEYING, INC.
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
www.BohlerEngineering.com



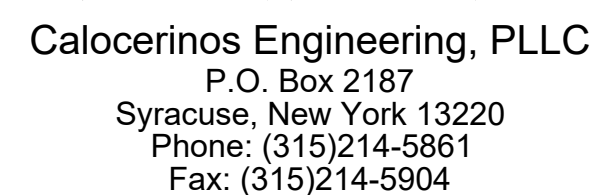
SHEET TITLE:

SITE KEYNOTE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 07/21/2026



Henry Clay Blvd
Clay, New York 13041
Parcel ID #: 062.-01-08.0

For

Mark W. Cron
6808 Saddleman Ranch Ct
Star, ID 83669

Town Of Clay
Onondaga County, New York

MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO:	1063.001
DATE:	07.06.2026
DRAWN BY:	SC
DESIGNED BY:	S. CALOCERINOS, P.E.
CHECKED BY:	S. CALOCERINOS, P.E.

CAD\ SHE

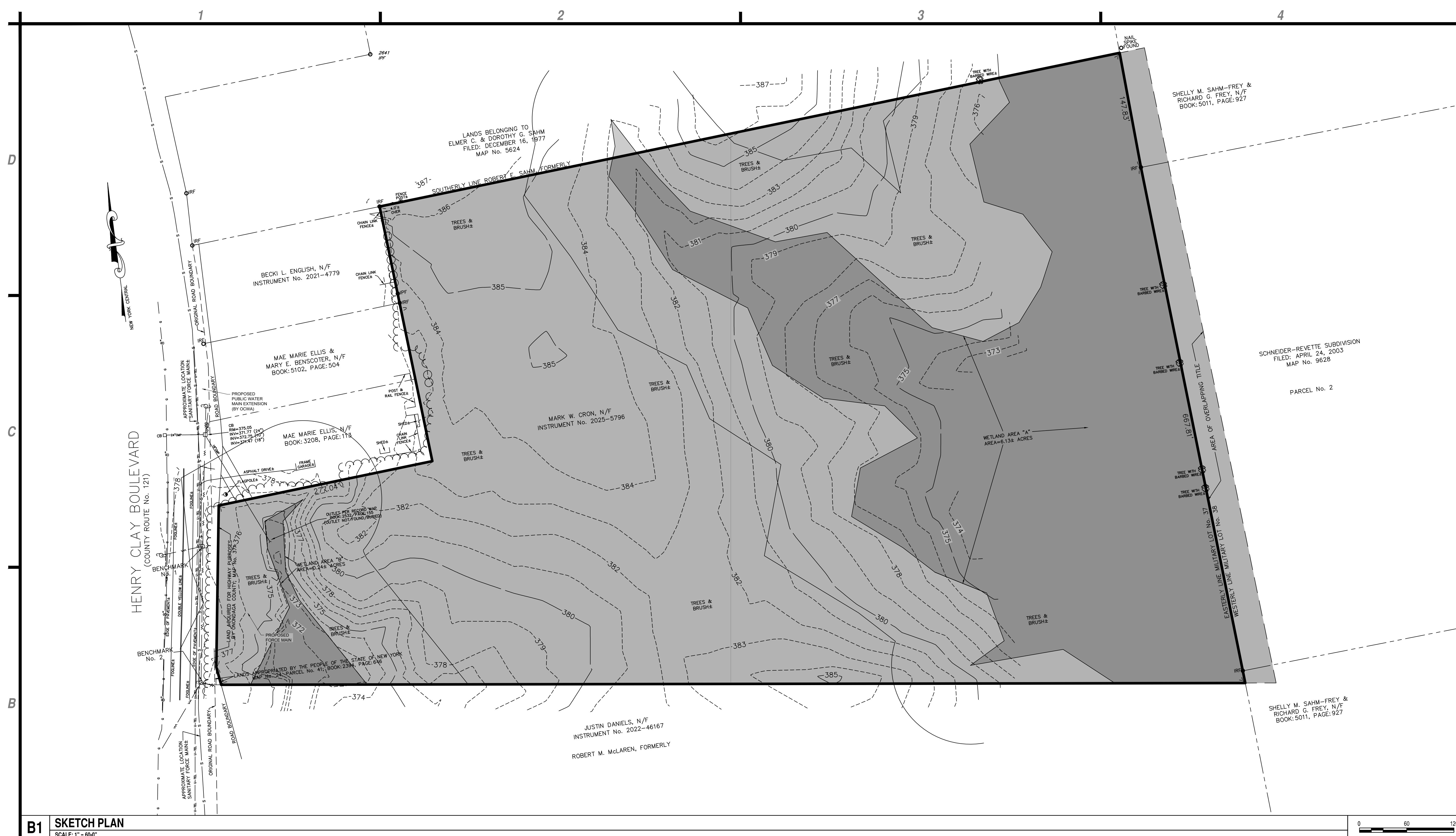
NO ALTERATION PERMITTED HERON EXCEPT AS
PROVIDED UNDER SECTION 7209 SUBDIVISION 2
OF THE NEW YORK STATE EDUCATION LAW

CIVIL

MAP OF ZONE CHANGE

ZC-101

Copyright ©



R1	SKETCH PLAN
-----------	--------------------

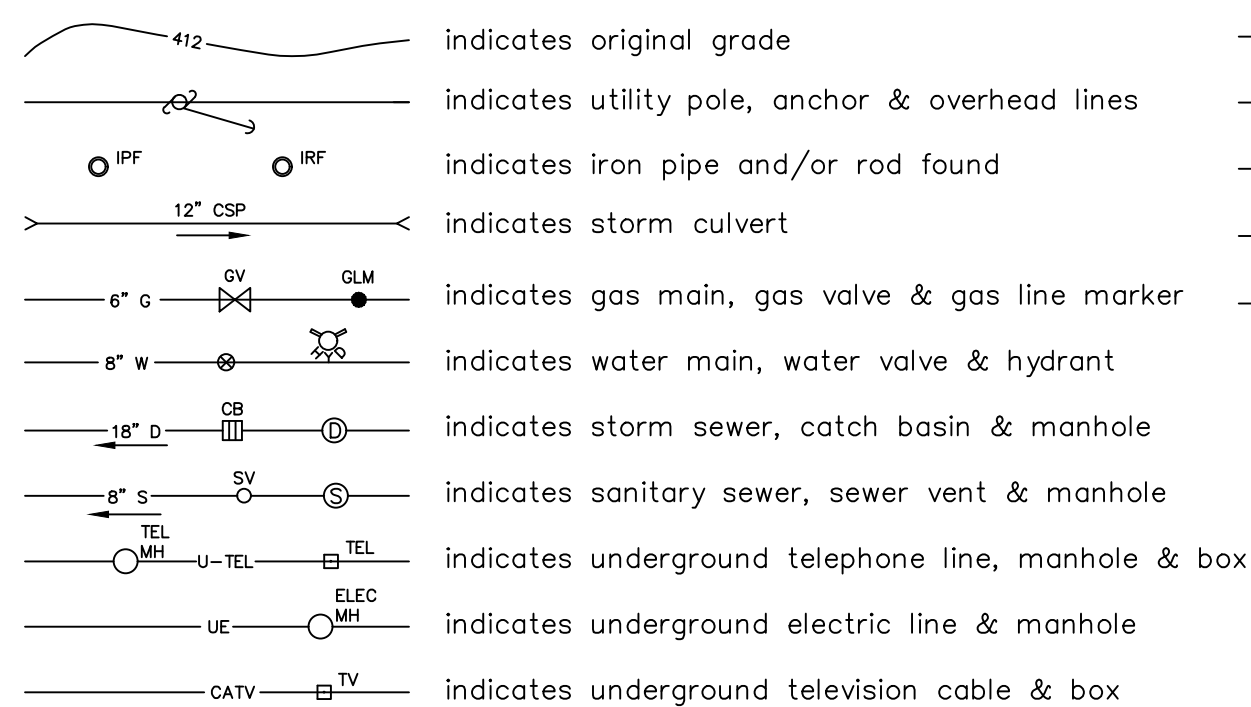
SCALE: 1" = 60'-0"

OWNER / APPLICANT:	MARK W CRON 8808 SADDLEMAN RANCH CT STAR, IDAHO 83669
TAX PARCEL ID No.:	062-01-08.0
AREA:	17.54 ± ACRES (764,042 SF)
EXISTING ZONING:	RA-100, RESIDENTIAL AGRICULTURAL DISTRICT
EXISTING USE:	VACANT
PROPOSED ZONING:	R-APT, APARTMENT DISTRICT
PROPOSED USE:	RESIDENTIAL / APARTMENT

A1	SITE DATA
-----------	------------------

SCALE: N.T.S.

SURVEY LEGEND:



_____ indicates boundary line
 _____ indicates adjacent parcel line
 _____ indicates old/original parcel line
 _____ indicates easement line
 _____ indicates centerline road

PROPOSED ZONE C
BOUNDARY & AREA

NOTES:

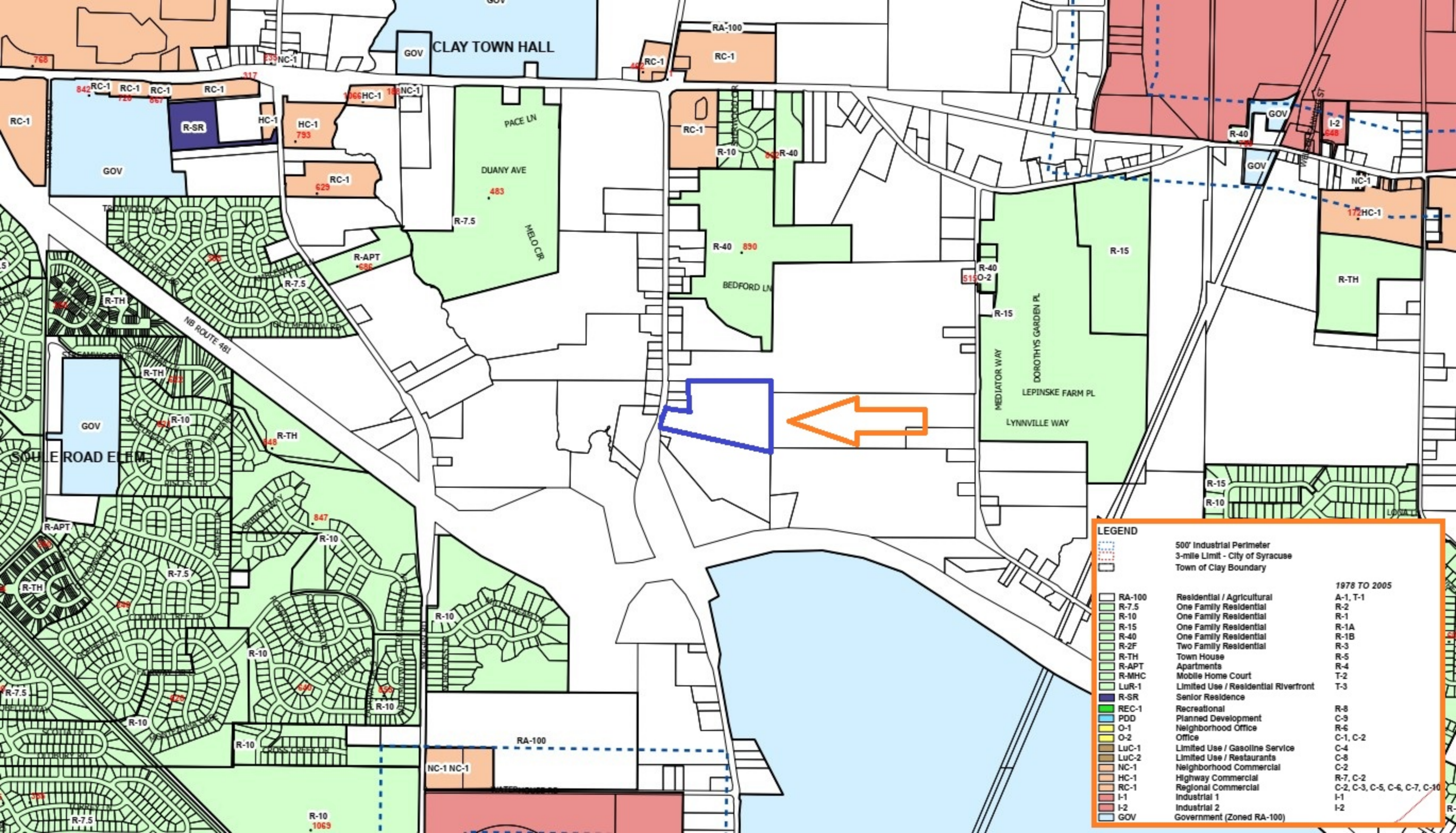
Total area: 17.54 ± acres.
Present Zone: RA-100 Residential/Agricultural
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Inazuli & Romans Land Surveying, P.C., does not guarantee the utilities shown comprise such utilities as the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0087F, Effective date: 11/4/2016.
Tax Map No. 62-01-08
Wetland delineation conducted by Delta-EAS on November 20, 2025.

BENCHMARKS:

BENCHMARK NO. 1 - TOP OF MAG NAIL HEAD 1' UP
SOUTH SIDE UTILITY POLE NM226
ELEVATION=379.36'
BENCHMARK NO. 2 - TOP OF MAG NAIL HEAD 1' UP
NORTH SIDE UTILITY POLE NG225
ELEVATION=379.23'

A2	SURVEY LEGEND, NOTES AND BENCHMARK DATA
-----------	--

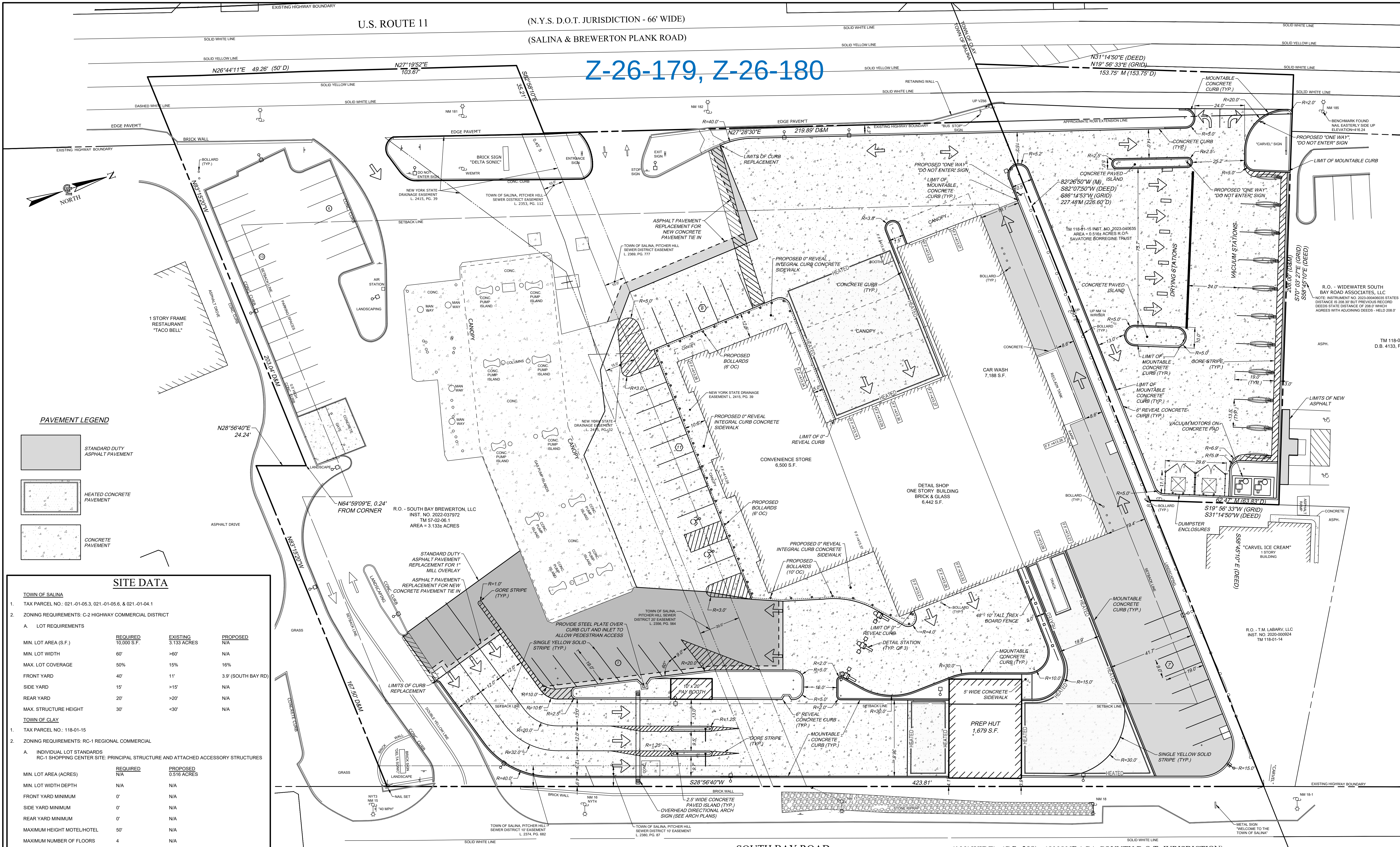
SCALE: N.T.S.



CLAY TOWN HALL

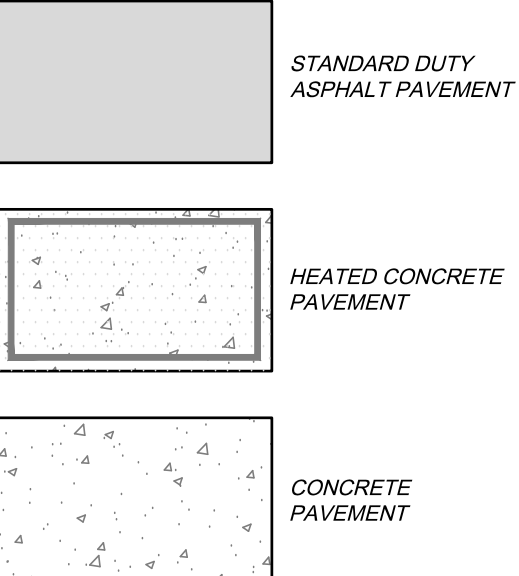
LEGEND

- 500' Industrial Perimeter
3-mile Limit - City of Syracuse
Town of Clay Boundary
- | 1978 TO 2005 | | |
|--------------|--------------------------------------|-------------------------------|
| RA-100 | Residential / Agricultural | A-1, T-1 |
| R-7.5 | One Family Residential | R-2 |
| R-10 | One Family Residential | R-1 |
| R-15 | One Family Residential | R-1A |
| R-40 | One Family Residential | R-1B |
| R-2F | Two Family Residential | R-3 |
| R-TH | Town House | R-5 |
| R-APT | Apartments | R-4 |
| R-MHC | Mobile Home Court | T-2 |
| LuR-1 | Limited Use / Residential Riverfront | T-3 |
| R-SR | Senior Residence | |
| REC-1 | Recreational | R-8 |
| PDD | Planned Development | C-9 |
| O-1 | Neighborhood Office | R-6 |
| O-2 | Office | C-1, C-2 |
| LuC-1 | Limited Use / Gasoline Service | C-4 |
| LuC-2 | Limited Use / Restaurants | C-8 |
| NC-1 | Neighborhood Commercial | C-2 |
| HC-1 | Highway Commercial | R-7, C-2 |
| RC-1 | Regional Commercial | C-2, C-3, C-5, C-6, C-7, C-10 |
| I-1 | Industrial 1 | I-1 |
| I-2 | Industrial 2 | I-2 |
| GOV | Government (Zoned RA-100) | |



Z-26-179, Z-26-180

PAVEMENT LEGEND



SITE DATA

TOWN OF SALINA

1.

TAX PARCEL NO.: 021-01-05.3, 021-01-05.6, & 021-01-04.1

2.

ZONING REQUIREMENTS: C-2 HIGHWAY COMMERCIAL DISTRICT

A.

LOT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	10,000 S.F.	3,133 ACRES	N/A
MIN. LOT WIDTH	60'	>60'	N/A
MAX. LOT COVERAGE	50%	15%	16%
FRONT YARD	40'	11'	3.9' (SOUTH BAY RD)
SIDE YARD	15'	>15'	N/A
REAR YARD	20'	>20'	N/A
MAX. STRUCTURE HEIGHT	30'	<30'	N/A

TOWN OF CLAY

1.

TAX PARCEL NO.: 118-01-15

2.

ZONING REQUIREMENTS: RC-1 REGIONAL COMMERCIAL

A.

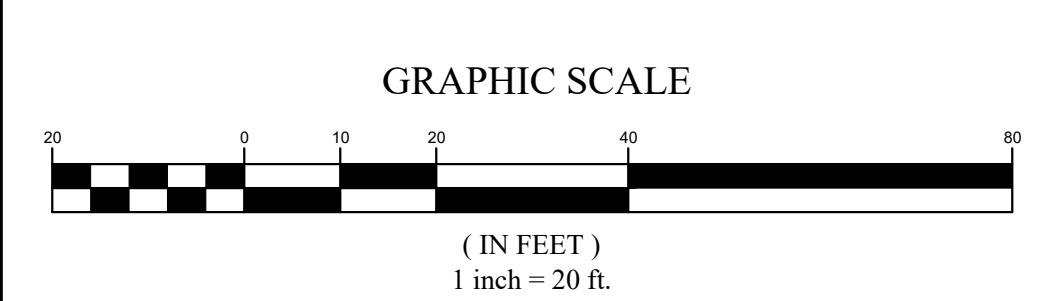
INDIVIDUAL LOT STANDARDS

RC-1 SHOPPING CENTER SITE: PRINCIPAL STRUCTURE AND ATTACHED ACCESSORY STRUCTURES

	REQUIRED	PROPOSED
MIN. LOT AREA (ACRES)	N/A	0.516 ACRES
MIN. LOT WIDTH DEPTH	N/A	N/A
FRONT YARD MINIMUM	0'	N/A
SIDE YARD MINIMUM	0'	N/A
REAR YARD MINIMUM	0'	N/A
MAXIMUM HEIGHT MOTEL/HOTEL	50'	N/A
MAXIMUM NUMBER OF FLOORS	4	N/A



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



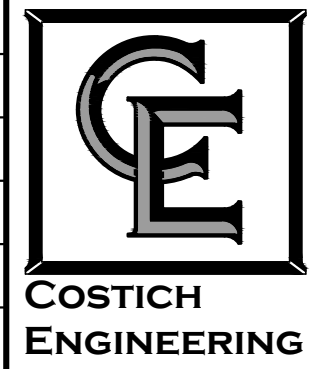
NO.	DATE	REVISION
3	4/15/26	REVISED PER DELTA SONIC COMMENTS
2	03/09/26	REVISED PER BERENDSON COMMENTS
1	1/14/26	REVISED PER BERENDSON COMMENTS
NO.	DATE	REVISION

COPYRIGHT © 2026
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT MANAGER
G.W.
DRAWN BY
W.T.A.
BOUNDARY BY OTHERS
TOPOBASE BY OTHERS
DATE
12/24/2025
SCALE
1"=20'



- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 458-3020

TITLE OF PROJECT	
DELTA SONIC SALINA / CLAY	
TITLE OF DRAWING	
SITE AND PAVEMENT MARKING PLAN	
LOCATION OF PROJECT	
TOWN OF SALINA / CLAY COUNTY OF ONONDAGA, STATE OF NEW YORK	
CLIENT	DELTA SONIC CAR WASH SYSTEMS, INC.
TAX PARCEL NO./S	021-01-05.3, 021-01-05.6, 021-01-04.1
570 DELAWARE AVENUE BUFFALO, NEW YORK 14202	DWG # 9905 CA110 SHEET 4 OF 9

SUMMARY OF REQUIRED STANDARDS/ ORDINANCES		
TOWN OF DEWITT, ONONDAGA CO., NY		
ZONING DATA: ZONED: PARKING SPACES: OFFICE SPACE: 2000 S.F. 1 SPACE PER 300 S.F.	REQUIRED BY ZONING: INDUSTRIAL A DISTRICT 7 (1 ADA SPACE) 10 EMPLOYEES	PROPOSED: 7 (1 ADA SPACE) 10 SPACES TOTAL SPACES: 17
LIGHT INDUSTRIAL: 1 PER EACH EMPLOYEE	10 EMPLOYEES	10 SPACES TOTAL SPACES: 17
LOT COVERAGE (IMPERVIOUS):	50%	60.1%
BUILDING COVERAGE:		16.0%
MAXIMUM HEIGHT OF BUILDING:	40 FT	20 FT
FRONT YARD SETBACK:	50 FT	50 FT
SIDE YARD SETBACK:	50/25 FT	197/77 FT
(TOTAL/ONE):		
REAR YARD SETBACK:	25 FT	175 FT
NUMBER OF EMPLOYEES:	N/A	10

LEGEND

SITE MAPPING		UTILITY STRUCTURES	
DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
BRUSH LINE		CATCH BASIN	
CONTOURS		SANITARY MANHOLE	
DRAINAGE		TELEPHONE POLE	
EASEMENT			
FENCING			
GAS			
OVERHEAD ELECTRIC			
PROPERTY LINES			
BUILDING SETBACK			
SANITARY SEWER			

DESCRIPTION	EXISTING	PROPOSED
BUILDING		
PAVEMENT		
CONCRETE		
GRAVEL		

Z-26-185
Z-26-186

PLANT MATERIALS LIST

KEY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	QNTY
TREES						
AR	RED SUNSET RED MAPLE	ACER RUBRUM "FRANKSRED"	B&B	2.5" CAL.	AS SHOWN	1
SHRUBS/GRASSES						
PG	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS "GLOBOSA"	CONT.	NO. 2	AS SHOWN	9
JP	JUNIPER NANA	JUNIPERUS PROCUMBENS "NANA"	CONT.	NO. 3	AS SHOWN	8

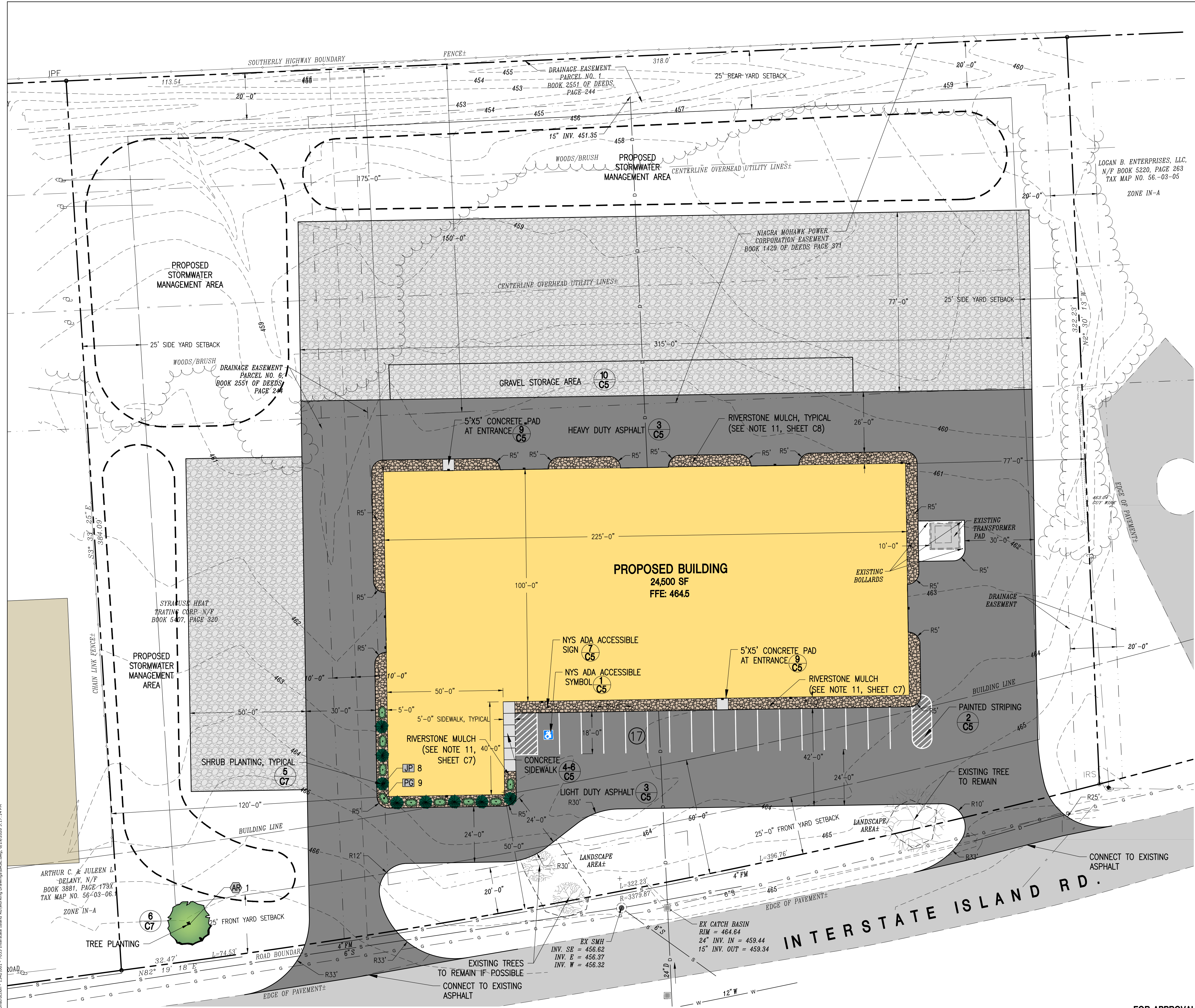
SEEDMIX NOTES:

SEED MIXTURES FOR THE SITE VARIES, SEE BELOW FOR SEEDING SPECIFICATIONS:

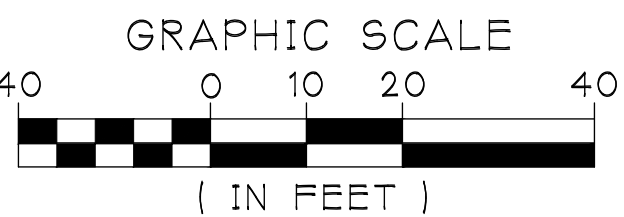
GENERAL LAWN AREA:

	LBS/ACRE	LBS/1000 SQ FT
65% KENTUCKY BLUEGRASS BLEND	85-114	2.0-2.6
20% PERENNIAL RYEGRASS	26-35	0.6-0.8
15% FINE FESCUE	19-26	0.4-0.6
	130-175	0.4-0.6

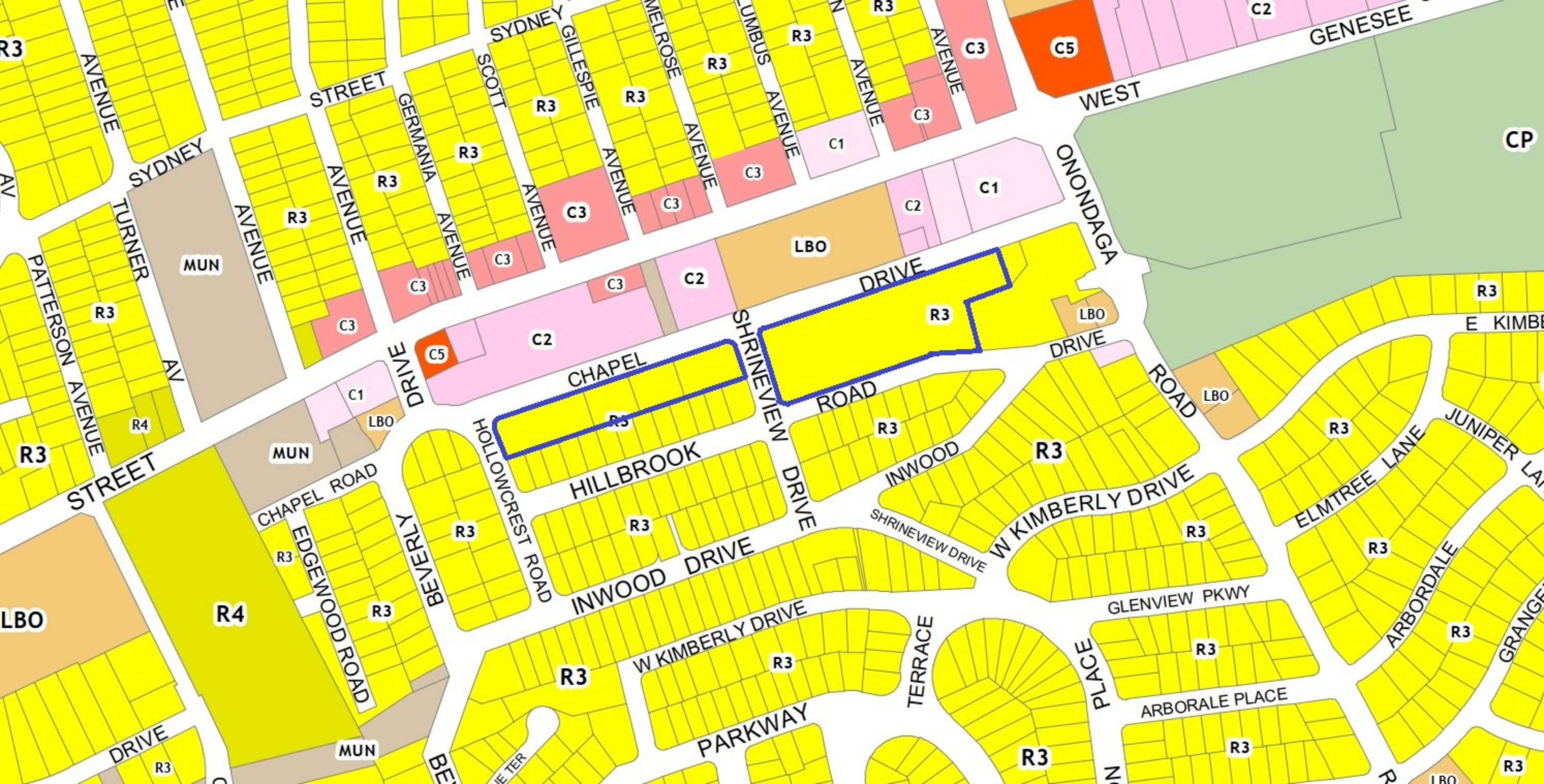
DUNN & SGROMO ENGINEERS 5800 HERITAGE LANDING DRIVE EAST SYRACUSE, NEW YORK 13057 T: (315)449-4940 F: (315)449-4941			IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY. ©DUNN & SGROMO ENGINEERS - 2026 ALL RIGHTS RESERVED
TOWN OF GEDDES ONONDAGA COUNTY, NEW YORK 7055 INTERSTATE ISLAND ROAD		NO. DATE REVISION BY	
SCALE: AS NOTED		FILE NO: 1342.001	
DESIGNED BY: GS		DATE: 06.30.2026	
DRAWN BY: JGA		DWG. NO:	
CHECKED BY: GS			C1



1 SITE PLAN
SCALE: 1"=20'



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.





NEW YORK CENTRAL

Scale: 1" = 2000'

Total area: 5,74± acres.
Present Zone: IND Industrial District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Toruzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360973 226 F, Effective date: November 4, 2016.
Tax Map Nos. 22-4-4-1, 6.1 & 7

	indicates light stand
	indicates utility pole, anchor & overhead lines
	indicates iron pipe and/or monument found
	indicates bollard
	indicates sign
	indicates storm culvert
	indicates gas main, gas valve & gas line marker
	indicates water main, water valve & hydrant
	indicates storm sewer, catch basin & manhole
	indicates sanitary sewer, sewer vent & manhole
	indicates underground telephone line, manhole & box
	indicates underground electric line & manhole
	indicates underground television cable & box
	indicates boundary line
	indicates adjacent parcel line
	indicates old/original parcel line
	indicates easement line
	indicates centerline road


N.Y.S. Licensed Land Surveyor



FILE No.: 4152.001

No. 1752

DATE: _____ BY: _____
Chairman

(IN FEET)
1 inch = 40 ft.

ONONDAGA COUNTY HEALTH DEPT

REVISIONS

ONONDAGA COUNTY, NEW YORK

EMAIL: mail@romanspc.com

CITY OF SYRACUSE PLANNING COMMISSION

CITY OF SYRACUSE DEPT. OF ENGINEERING

6-182

EXISTING ZONE A
LEO R. AND PATRICIA A. DUGAR, JR.
N/F
2018-23512

EXISTING ZONE NR-BD

Diagram of a rectangular metal barn. The dimensions are 50.6' by 30.3'. The structure is labeled "METAL BARN" and sits on a "CONCRETE" foundation.

GRAVEL DRIVE

EXISTING ZONE A
LEO R. AND PATRICIA A. DUGAR, JR.
N/F
2018-23512

ROAD

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle features a central emblem of an eagle with spread wings perched atop a shield. Above the eagle, the name "DOUGLAS JAY REITH" is written in an arc. Below the shield is a banner with the word "REGISTERED". At the very bottom of the inner circle, the number "049904" is printed.

Angelo Jay Reith

PROPOSED ZONE CHANGE
PART OF LOT 73
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

Date
Issued 06/01/26

370

W GENESEE RD

NR-BD

NR-BD

NR-BD

NR-BD

NR-BD

NR-BD

NR-BD

