



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

August 05, 2026

I. ATTENDANCE

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

MEMBERS PRESENT

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

STAFF PRESENT

Troy Waffner
Rachel Woods
Robin Coon
Annie Amidon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 05, 2026.

III. APPROVAL OF MINUTES

Minutes from July 15, 2026 were submitted for approval. Michael LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Renee Dellas-yes; Don Radke-yes; Kevin Casserino-yes

IV. OTHER BUSINESS

None

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

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

Summary

S-26-23	TDewPB	No Position
S-26-24	TOnoPB	Modification
S-26-25	TOnoPB	Modification
Z-26-177	VNsyPB	Modification
Z-26-178	TClaTB	No Position With Comment
Z-26-179	TSalZBA	Modification
Z-26-180	TSalZBA	No Position With Comment
Z-26-182	TDewPB	Modification
Z-26-183	TLysTB	No Position
Z-26-184	TLysPB	Modification
Z-26-185	TVanPB	Modification

Z-26-186 TVanZBA *No Position With Comment*
Z-26-187 TCamTB *No Position With Comment*
Z-26-188 TCicPB *Modification*
Z-26-189 TCicPB *Modification*
Z-26-190 TCicPB *Modification*
Z-26-191 TDewPB *Modification*
Z-26-192 TFabTB *No Position*

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-181 CSyrZA *No Position*

VII. ADJOURNMENT

The meeting adjourned at 11:50pam.

DRAFT

OCPB Case # S-26-23

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of SAIA Motor Freight Line, LLC for the property located at 147 Falso Drive; and

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

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

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

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

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

Case Number: S-26-23
Type of Action: FINAL SUBDIVISION
Applicant: SAIA Motor Freight Line,

Related Cases:

Referring Board: Town of DeWitt Planning Board

Date Received: 7/24/2026
30-Day Deadline: 8/23/2026

Located: at 147 Falso Drive

Tax Map Id: 022.-04-07.0, 022.-04-06.1, 02

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/ocpb/ocpbresources/>*

DRAFT

OCPB Case # S-26-24

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Paladin Park for the property located at East Seneca Turnpike; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of 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; and

WHEREAS, 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; and

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

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate East Seneca Turnpike access with the Department. Additionally, the Department requires sight distances and an updated Traffic Impact Study be submitted to them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protection requires the applicant to submit a wastewater disposal plan and coordinate sewer service to the site with the Department.
 1. Per the Onondaga County Water Authority Engineering Department (OCWA), the municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the OCWA Engineering Department to identify the extent of privileges granted within the property's associated Easement. Any proposed disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.
 2. The Board encourages the municipality to conduct an environmental review for full buildout of this site in order to allow a full evaluation of the project, obtain necessary feedback from partner agencies, and to avoid potential segmentation issues under SEQR.
3. The Board encourages the applicant to devise a local road network and/or parcel cross

connections that would improve local mobility and access management to this and adjacent sites.

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

DRAFT

Case Number: S-26-24
Type of Action: PRELIMINARY SUBDIVI
Applicant: Paladin Park

RelatedCases:

Referring Board: Town of Onondaga Planning Board

Date Received: 7/27/2026
30-Day Deadline: 8/26/2026

Located: 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/ocpb/ocpbresources/>*

OCPB Case # S-26-25

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Limestone-Norton Subdivision for the property located at Northwest corner of Abbey and Norton Roads; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Norton Road (Route 242) and Abbey Road (Route 212), both county highways; and

WHEREAS, 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; and

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lots prior to Department endorsement of the subdivision.

2. The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate Norton Road and Abbey Road access with the Department. The submitted plans must include existing or proposed driveways and sight distances. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.

1. The Board strongly encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages, particularly as it relates to the economic viability of agricultural lands and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions. The applicant and Town are encouraged to consider

alternatives such as cluster subdivision, cottage-style development, or multi-family structure(s), to alleviate certain potential impacts.

2. The Board encourages the Town to ensure the applicant follows the County Subdivision process which ensures the viability of proposed lots by requiring information such as wastewater disposal and road access to be planned prior to filing the subdivision with the County Clerk. The Onondaga County Guide can be found: <https://onondaga.gov/planning/wp-content/uploads/sites/260/2026/01/Subdivision-Guide-2025.pdf>

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

DRAFT

Case Number: S-26-25
Type of Action: PRELIMINARY SUBDIVI
Applicant: Limestone-Norton Subdivi

RelatedCases:

Referring Board: Town of Onondaga Planning Board

Date Received: 7/27/2026
30-Day Deadline: 8/26/2026

Located: at Northwest corner of Abbey and Norton Roads

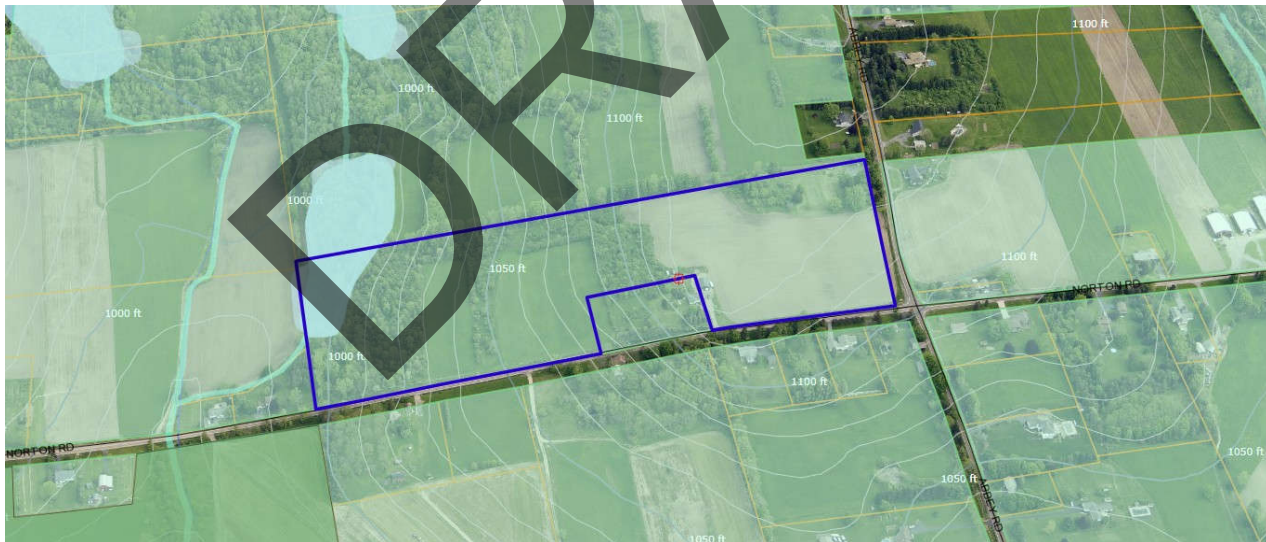
Tax Map Id: 051.-03-07.1

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-177

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of B. Drulyk (South Bay Lawrence, LLC) for the property located at 111 South Bay Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and Taft Road (Route 19), both county highways, and the municipal boundary between the Village of North Syracuse and the Town of Salina; and

WHEREAS, 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; and

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

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

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

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Village to consider a requirement for the installation of sidewalks along South Bay Road.
2. Every municipal review provides the opportunity to improve community appearance and the Village is encouraged to require installation of landscaping along road frontages and vegetative buffering for adjacent residential properties.

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

Case Number: Z-26-177
Type of Action: SITE PLAN
Applicant: B. Drulyk (South Bay Law)

Related Cases:

Referring Board: Village of North Syracuse
Planning Board

Date Received: 7/13/2026
30-Day Deadline: 8/12/2026

Located: at 111 South Bay Road

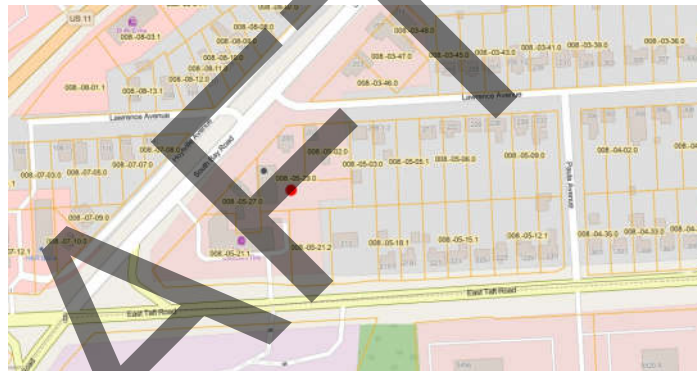
Tax Map Id: 008.-05-29.0

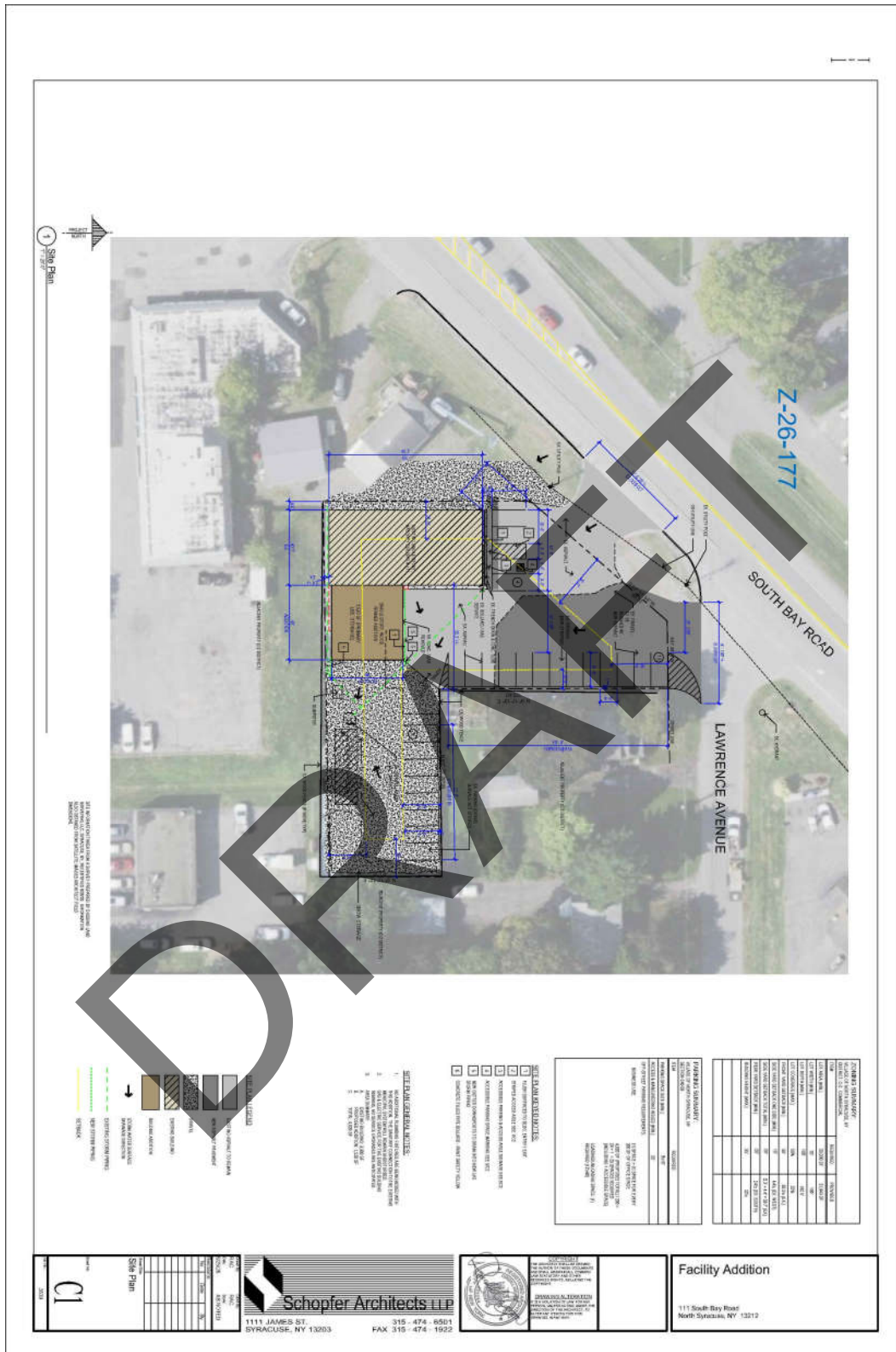
JURISDICTION:

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-178

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Mark W. Cron for the property located at Henry Clay Boulevard; and

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

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

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

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

The Board offers the following requirements and comments regarding the proposed development:

1. The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate Henry Clay Boulevard access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must provide an adequate wastewater disposal plan and the appropriate sewer or septic approvals must be obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.
3. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.
4. The Town of Clay Land Use study identifies this site as a Town Center, intended as a dense, mixed-use, walkable destination. The Town and applicant are encouraged to ensure that zoning applied to the site allows for and fosters the mixed-use environment and scale of development desired in this location.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were

recorded as follows: Marty Voss-yes; Michael LaFlair-yes; Marty Masterpole-yes; Craig Dennis-yes; Renee Dellas-yes; Don Radke-yes; Kevin Casserino-yes.

DRAFT

Case Number: Z-26-178
Type of Action: ZONE CHANGE
Applicant: Mark W. Cron

Related Cases:

Referring Board: Town of Clay Town Board

Date Received: 7/14/2026
30-Day Deadline: 8/13/2026

Located: at Henry Clay Boulevard

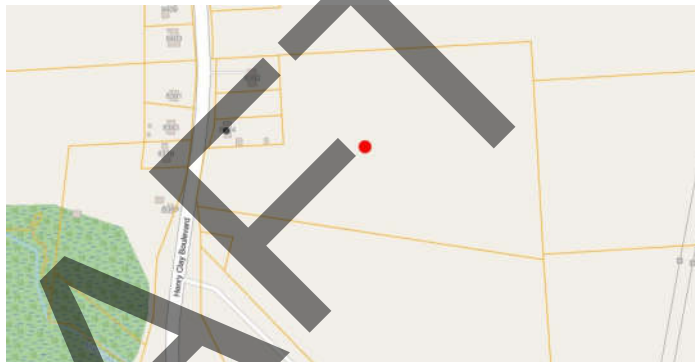
Tax Map Id:

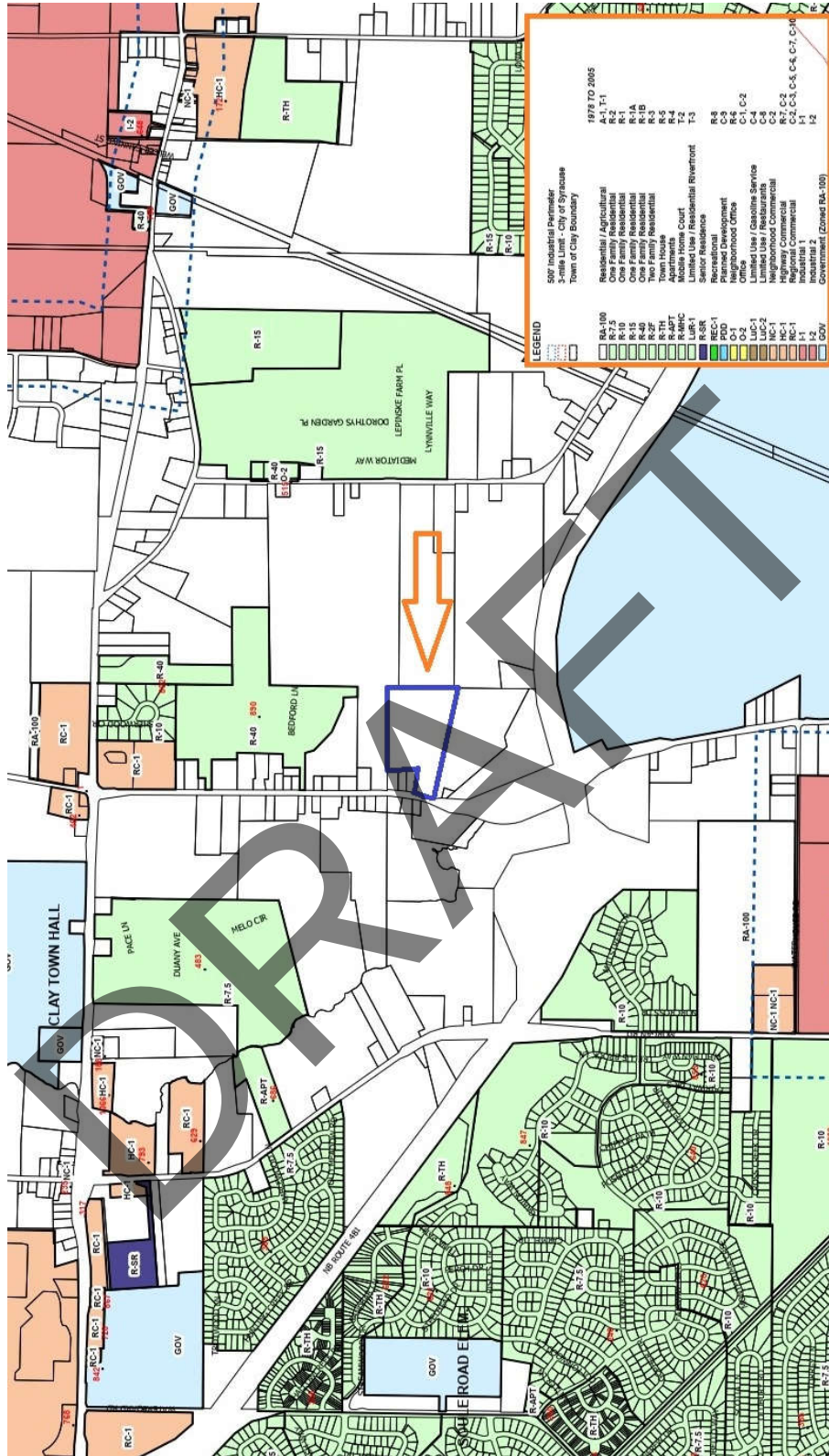
JURISDICTION:

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 are 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/ocpb/ocpbresources/>*

OCPB Case # Z-26-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of James Boglioli for the property located at 3720 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state road, South Bay Road (Route 208), a county road and the municipal boundary between the Town of Salina and Town of Clay; and
- WHEREAS, 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); and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

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

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

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

DRAFT

Case Number: Z-26-179
Type of Action: SITE PLAN
Applicant: James Boglioli

Related Cases: Z-26-180

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 7/15/2026
30-Day Deadline: 8/14/2026

Located: at 3720 Brewerton Road

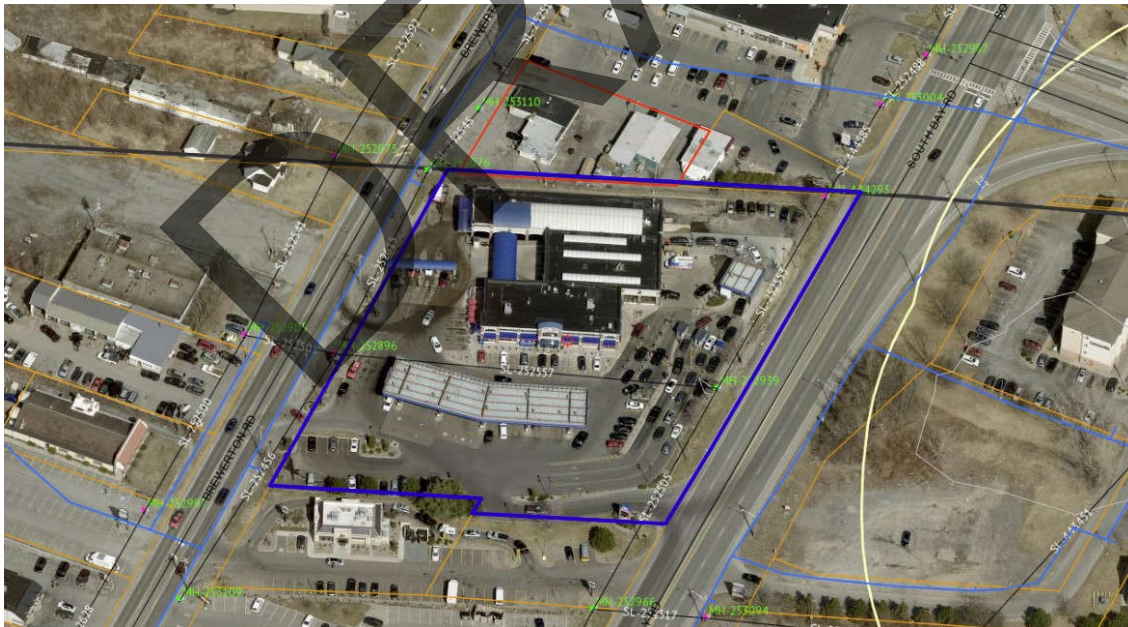
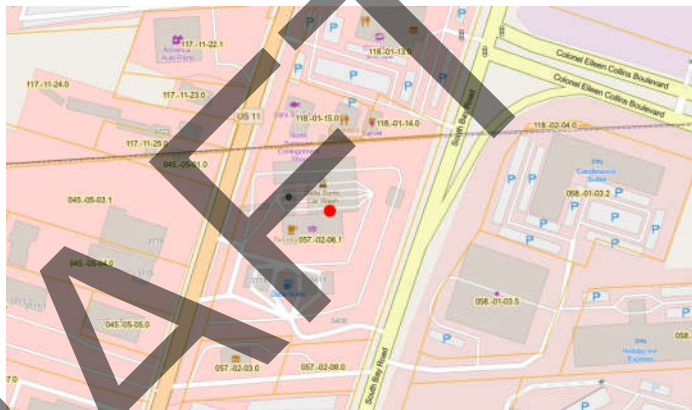
Tax Map Id: 057.-02-06.1

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/ocpb/ocpbresources/>*

DRAFT

OCPB Case # Z-26-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of James Boglioli for the property located at 3720 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state road, South Bay Road (Route 208), a county road and the municipal boundary between the Town of Salina and Town of Clay; and
- WHEREAS, 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); and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board has No Position regarding the requested variance, but offers the following requirements and comment regarding the proposed car wash facility expansion:

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Brewerton Road access with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along both the Brewerton Road and South Bay Road frontages.

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

DRAFT

Case Number: Z-26-180
Type of Action: AREA VARIANCE
Applicant: James Boglioli

Related Cases: Z-26-179

Referring Board: Town of Salina Zoning Board
of Appeals

Date Received: 7/15/2026
30-Day Deadline: 8/14/2026

Located: at 3720 Brewerton Road

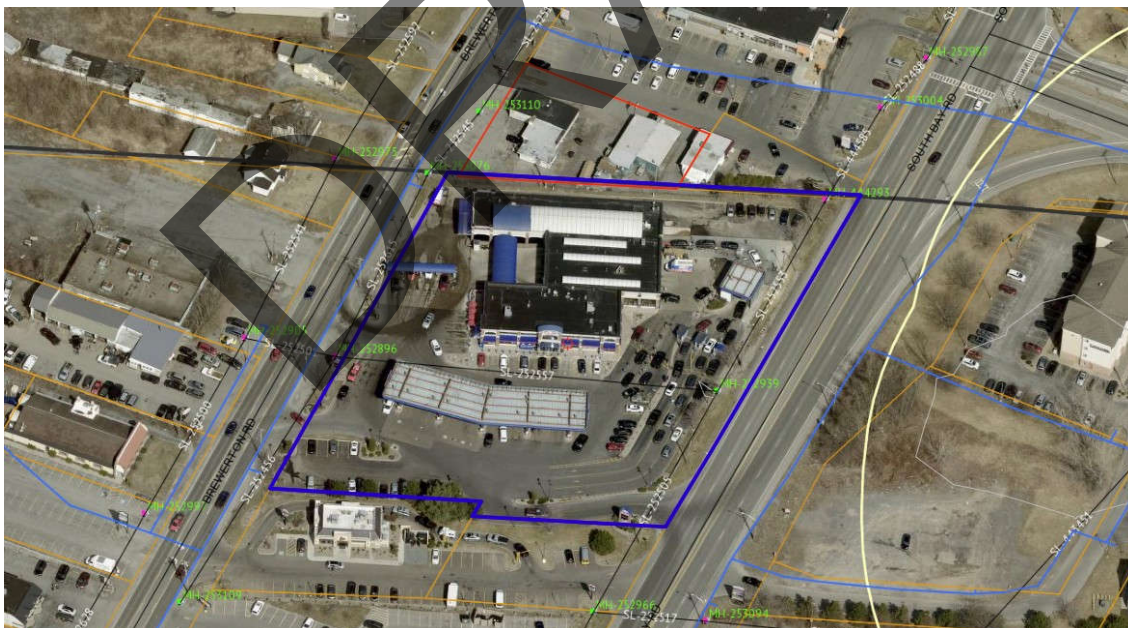
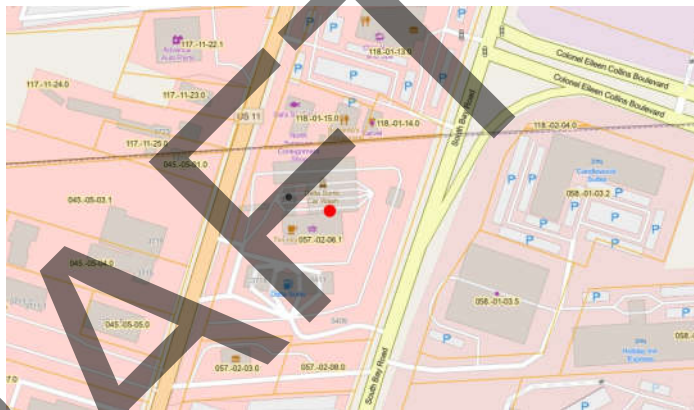
Tax Map Id: 057.-02-06.1

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/ocpb/ocpbresources/>*

DRAFT

OCPB Case # Z-26-182

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Avodeji Akanji (for Amazon) for the property located at 6834 Kirkville Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county highway; and

WHEREAS, 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; and

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

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

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

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

Case Number: Z-26-182
Type of Action: SITE PLAN
Applicant: Avodeji Akanji (for Amazo

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Date Received: 7/20/2026
30-Day Deadline: 8/19/2026

Located: at 6834 Kirkville Road

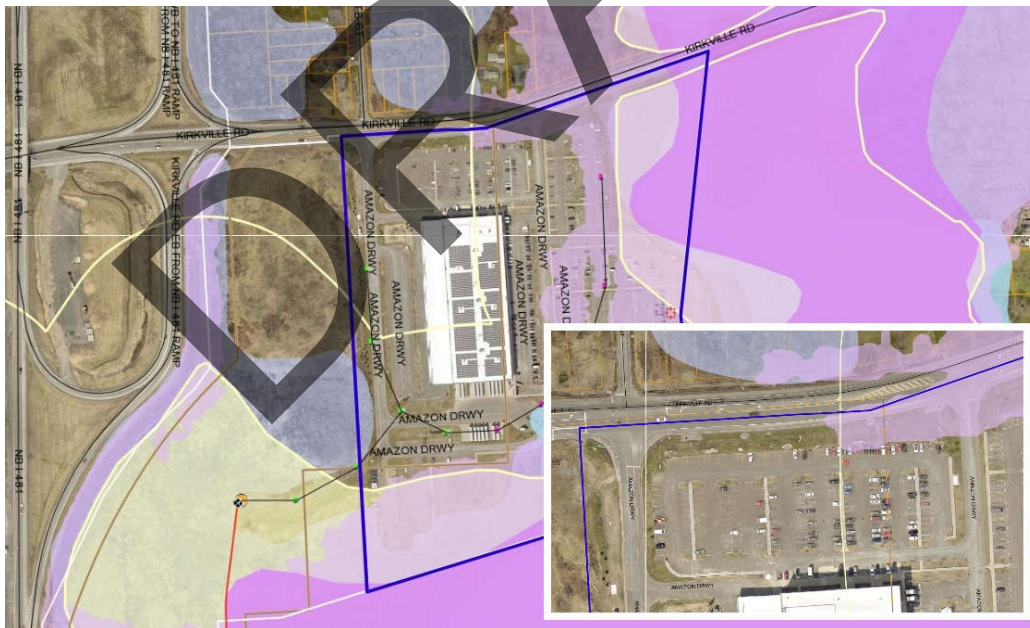
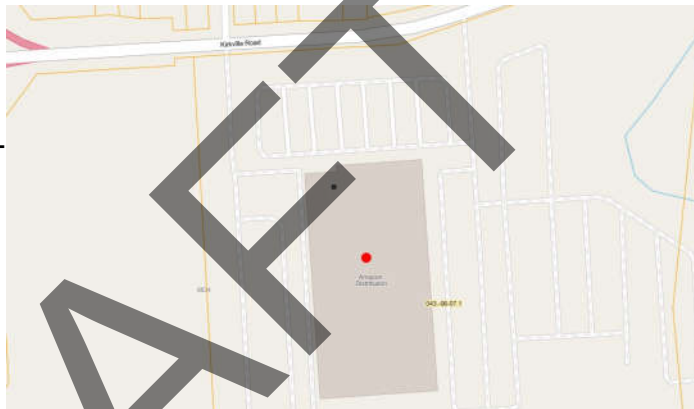
Tax Map Id: 043.-06-07.1

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Leo R. Duger, Jr for the property located at 8075 Plainville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of 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; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and
- NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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

Case Number: Z-26-183
Type of Action: ZONE CHANGE
Applicant: Leo R. Duger, Jr

Related Cases:

Referring Board: Town of Lysander Town Board

Date Received: 7/22/2026
30-Day Deadline: 8/21/2026

Located: at 8075 Plainville Road

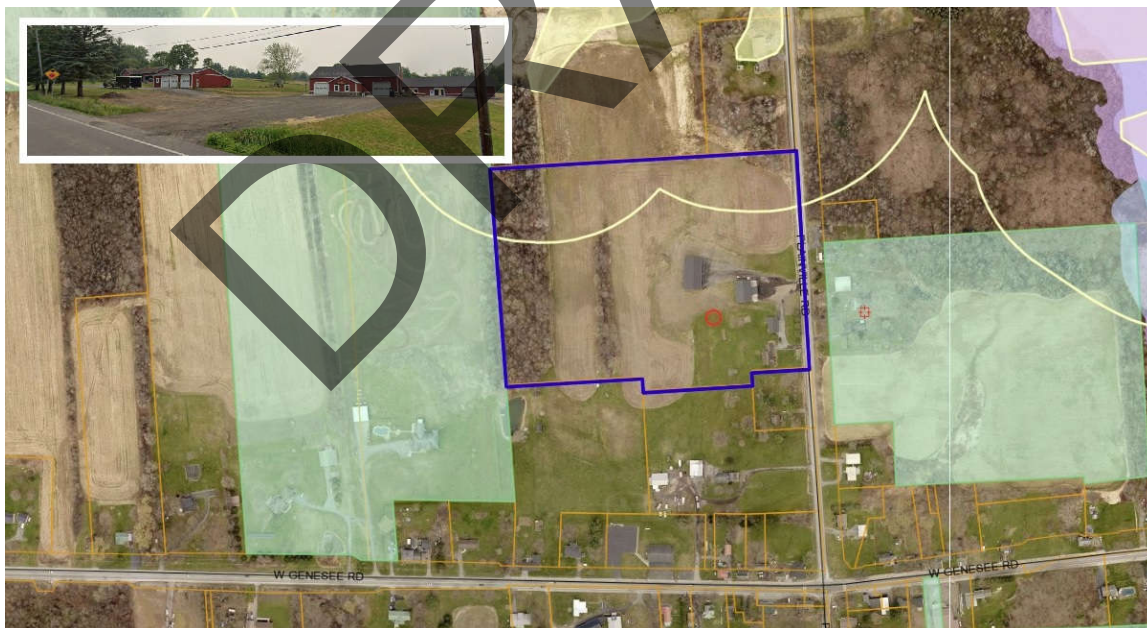
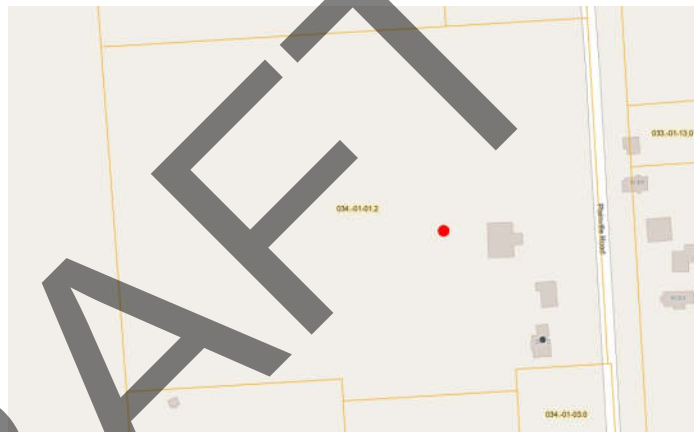
Tax Map Id: 034.-01-01.2

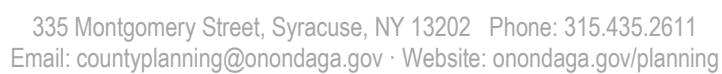
JURISDICTION:

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/ocpb/ocpbresources/>*

DRAFT

OCPB Case # Z-26-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Landmark Challenger for the property located at Hayes Road/Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of 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; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Transportation requires the applicant to continue to coordinate with the Department regarding North Hayes Road access plans. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The NYS Department of Transportation requires the applicant to continue to coordinate with the Department regarding required mitigation, including the addition of turning lanes at the intersection of North Hayes/Hicks Roads and Cold Springs Road. The Town must ensure NYSDOT mitigation has been completed prior to the issuance of occupancy permits.
3. 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.

The Onondaga County Department of Water Environment Protection 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 Town must ensure the applicant is in compliance with all requirements as may be determined by the Onondaga County Department of Water Environment Protection as a condition of municipal approval.

The Board encourages the applicant 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.

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

DRAFT

Case Number: Z-26-184
Type of Action: SITE PLAN
Applicant: Landmark Challenger

RelatedCases:

Referring Board: Town of Lysander Planning Board

Date Received: 7/22/2026
30-Day Deadline: 8/21/2026

Located: at Hayes Road/Cold Springs Road

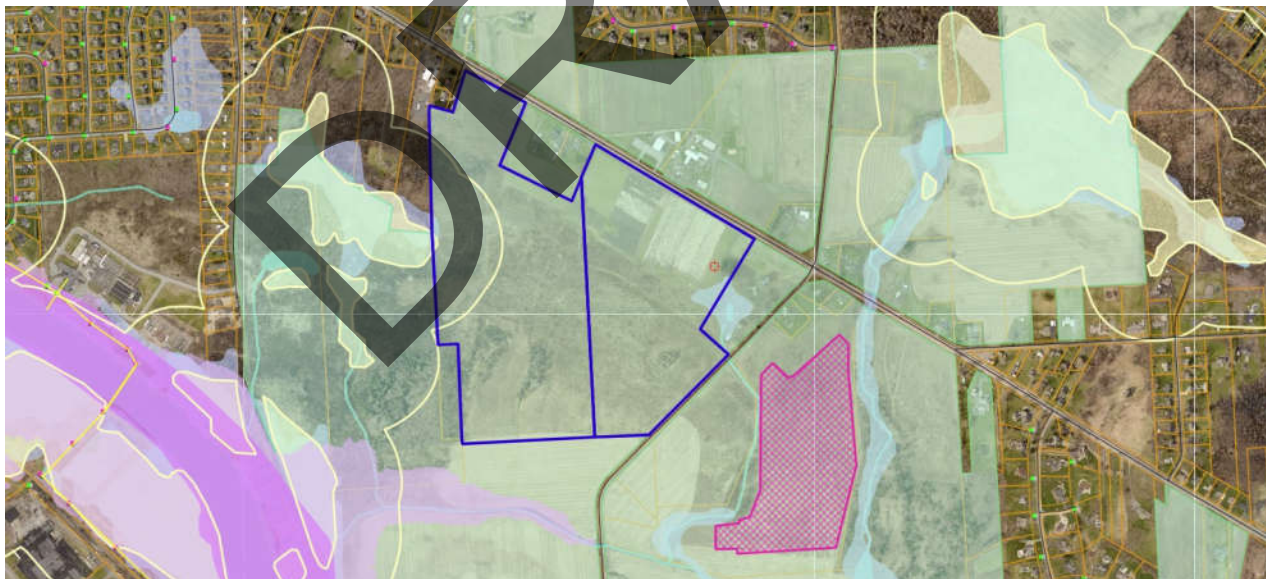
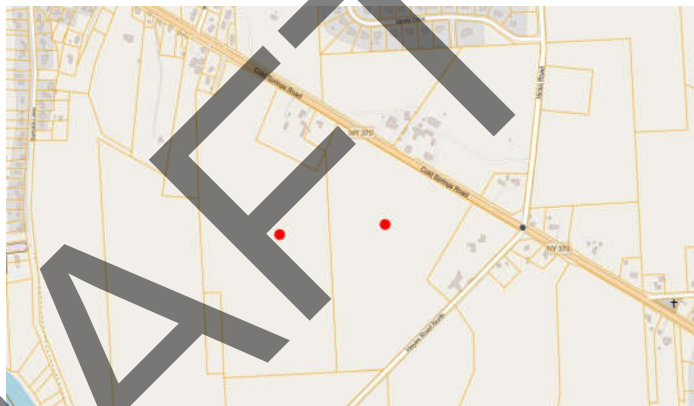
Tax Map Id: 060.-01-16.2; 060.-01-14.1

JURISDICTION:

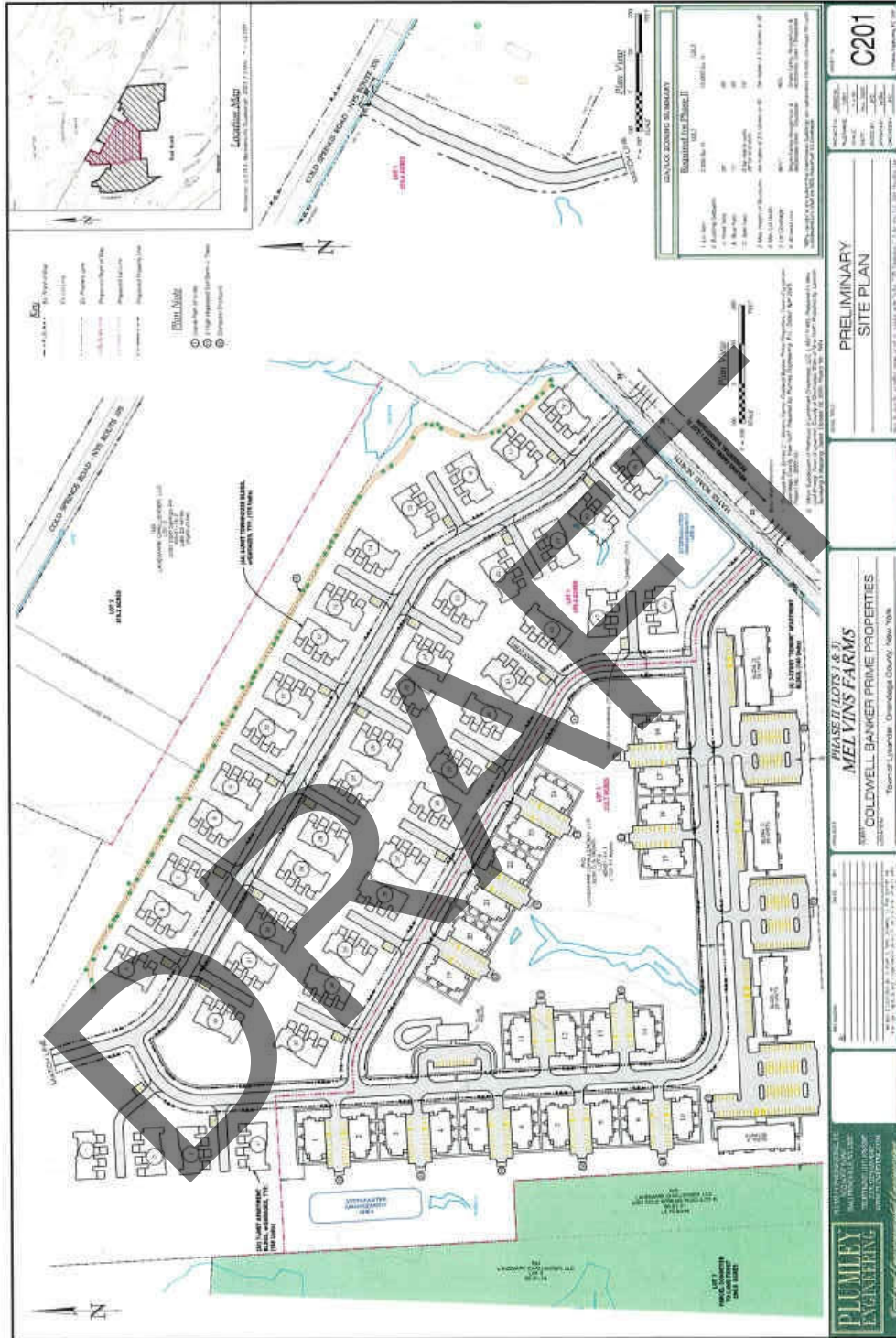
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Cold Springs Road (Route 370), a state highway, North Hayes Road / Hicks Road (Route 157), a county highway, a county-owned wastewater treatment facility, 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. Future ownership of the townhouses (owner occupied vs rental) is not clear at this time. 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/ocpb/ocpbresources/>*

OCPB Case # Z-26-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Kimbillion Group, Inc. for the property located at 7055 Interstate Island Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 690 and the NYS Thruway (Route 90), both state roads; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The applicant must contact the Department for further information. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The municipality and applicant are advised to ensure proper review and approvals are in place for any construction or permanent structures within the substantial National Grid easement.

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

Case Number: Z-26-185
Type of Action: SITE PLAN
Applicant: Kimbillion Group, Inc.

Related Cases: Z-26-186

Referring Board: Town of Van Buren Planning Board

Date Received: 7/23/2026
30-Day Deadline: 8/22/2026

Located: at 7055 Interstate Island Road

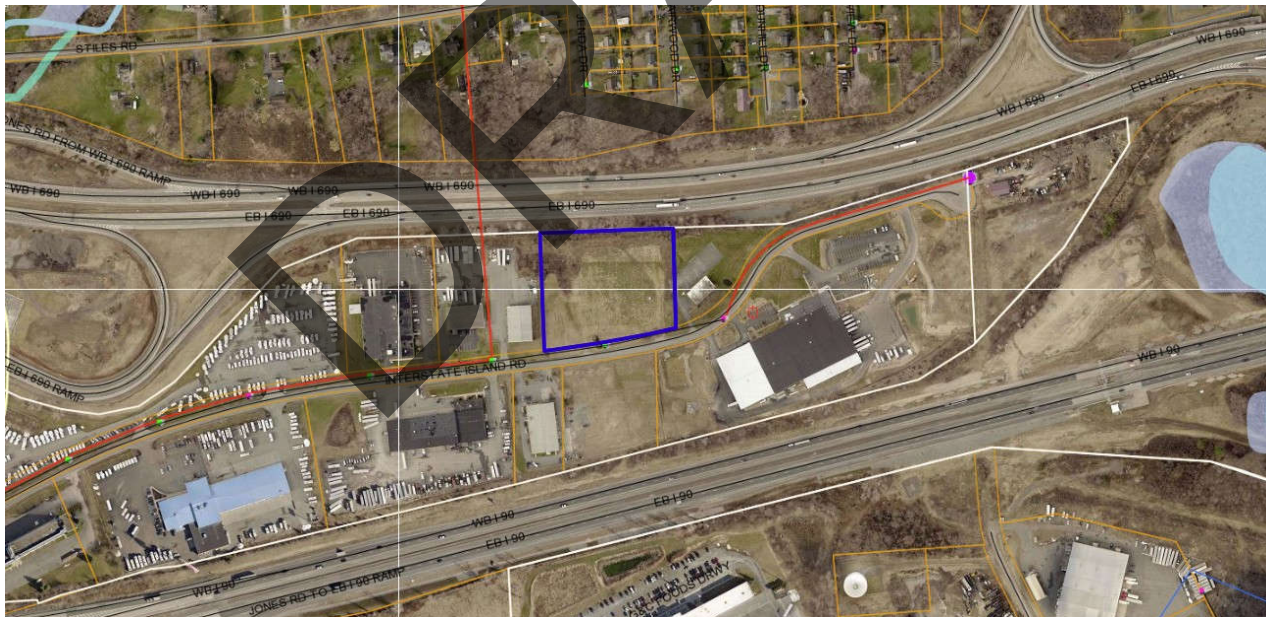
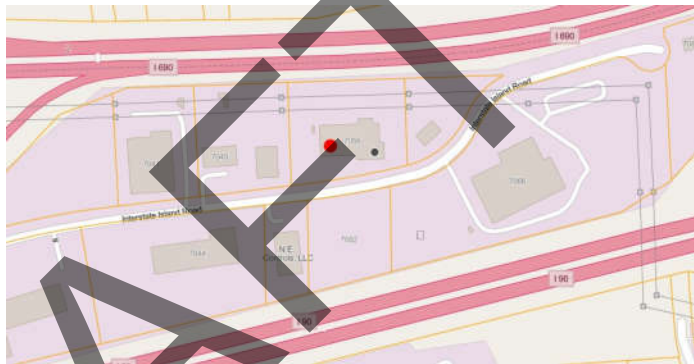
Tax Map Id: 056.-03-03.2

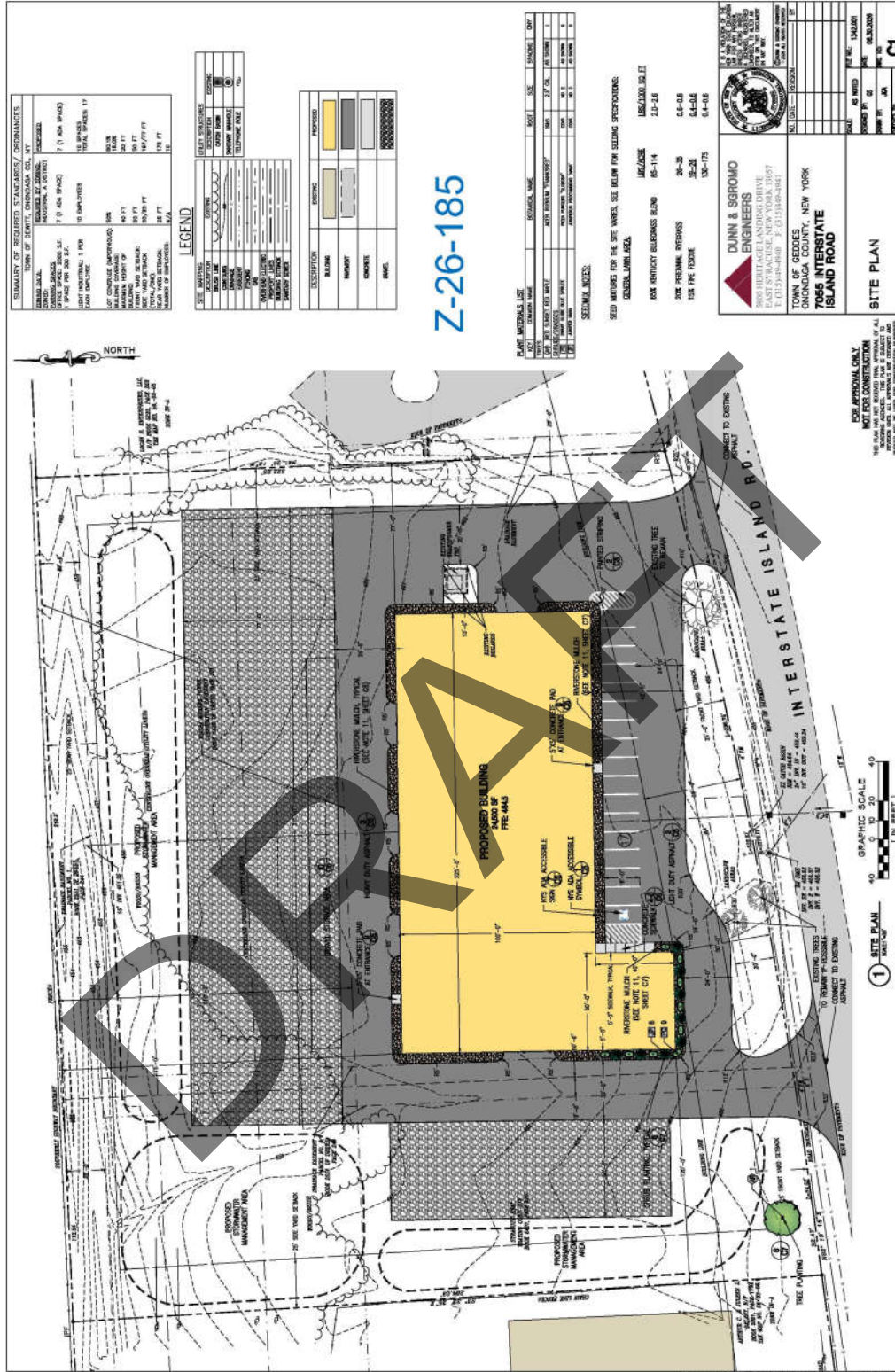
JURISDICTION:

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of Kimbillion Group, Inc. for the property located at 7055 Interstate Island Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate 690 and the NYS Thruway (Route 90), both state roads; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board offers the following requirement and comment for the proposed development:

1. Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The applicant must contact the Department for further information. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality and applicant are advised to ensure proper review and approvals are in place for any construction or permanent structures within the substantial National Grid easement.

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

Case Number: Z-26-186
Type of Action: AREA VARIANCE
Applicant: Kimbillion Group, Inc.

Related Cases: Z-26-185

Referring Board: Town of Van Buren Zoning
Board of Appeals

Date Received: 7/23/2026
30-Day Deadline: 8/22/2026

Located: at 7055 Interstate Island Road

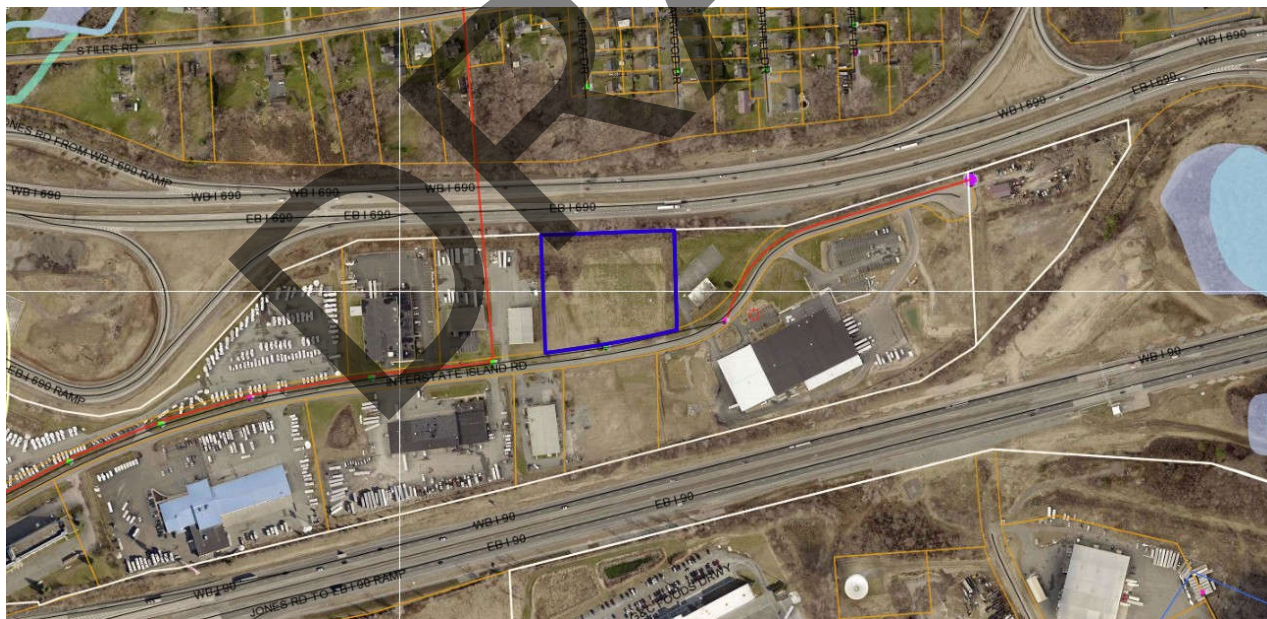
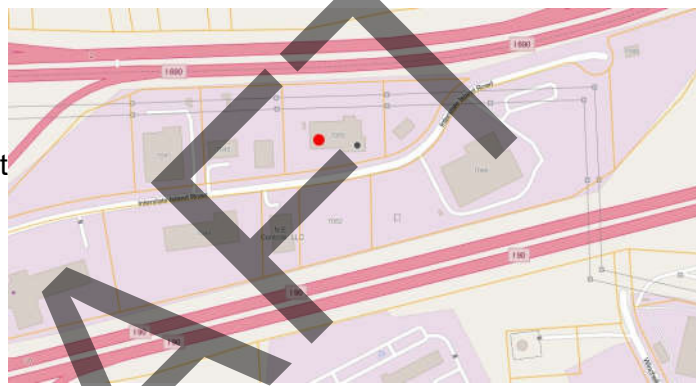
Tax Map Id: 056.-03-03.2

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-187

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 121, 127, 207 Chapel Drive; and

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

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

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

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

The Board encourages the municipality to conduct an environmental review for full buildout of this site in order to allow a full evaluation of the project, obtain necessary feedback from partner agencies, and to avoid potential segmentation issues under SEQR.

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

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

August 05, 2026

Case Number: Z-26-187
Type of Action: ZONE CHANGE
Applicant: Town of Camillus

Related Cases:

Referring Board: Town of Camillus Town Board

Date Received: 7/23/2026
30-Day Deadline: 8/22/2026

Located: at 121, 127, 207 Chapel Drive

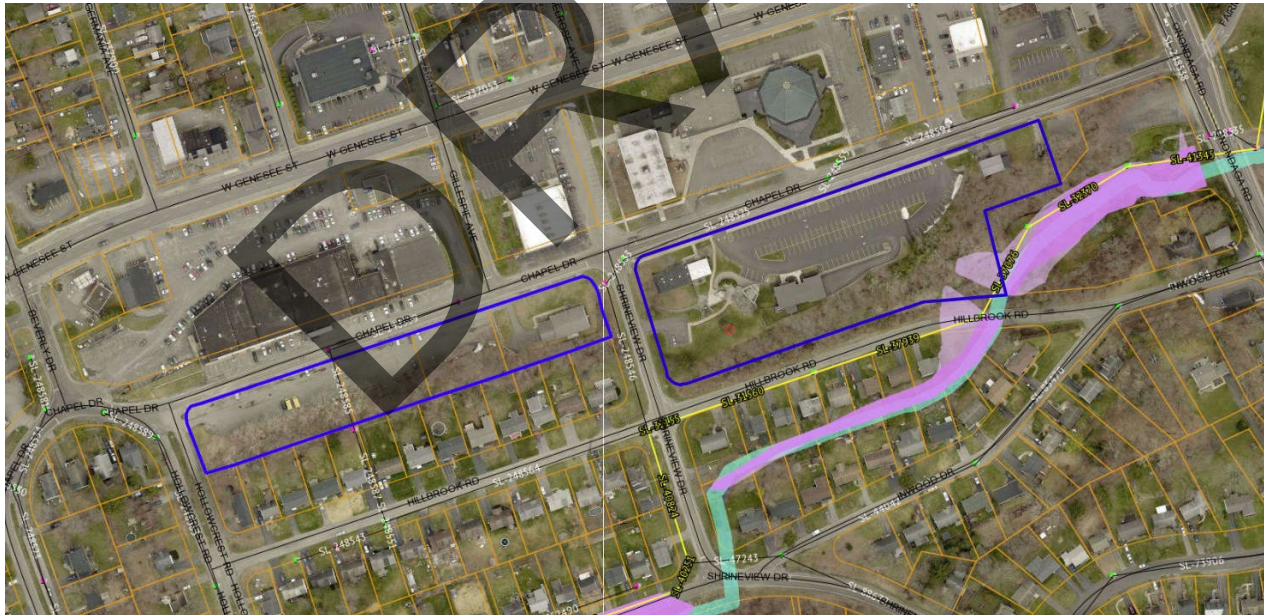
Tax Map Id: 056.-09-09.0; 056.-04-01.1; 05

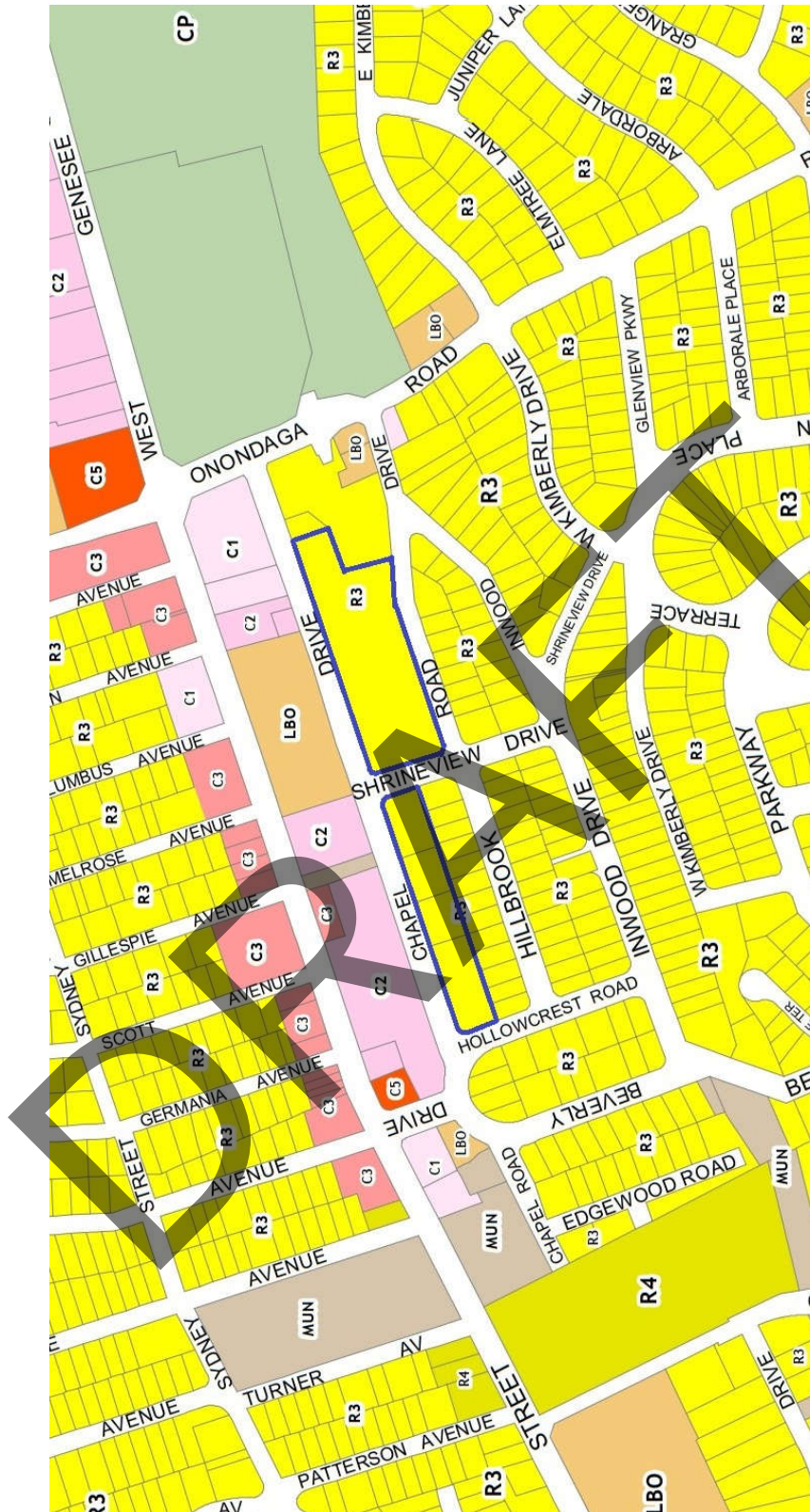
JURISDICTION:

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-188

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Byrne Dairy for the property located at 6397 East Taft Road; and

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

WHEREAS, 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; and

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

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

1. The Onondaga County Department of Transportation requires the applicant to continue to coordinate Northern Boulevard and East Taft Road access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The closest sewer infrastructure appears to be located on private property on the opposite side of East Taft Road from the site. Any accommodations needed for the applicant to extend sewer infrastructure to the site must be detailed and any necessary permissions obtained. Additionally, any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All delineated and confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Every municipal review provides the opportunity to improve community appearance while improving drainage. The applicant and the municipality are encouraged to include landscaping along the road frontage and around the parking lots to improve aesthetics while also reducing stormwater runoff and improving stormwater quality.

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

DRAFT

Case Number: Z-26-188
Type of Action: SITE PLAN
Applicant: Byrne Dairy

Related Cases:

Referring Board: Town of Cicero Planning Board

Date Received: 7/23/2026
30-Day Deadline: 8/22/2026

Located: at 6397 East Taft Road

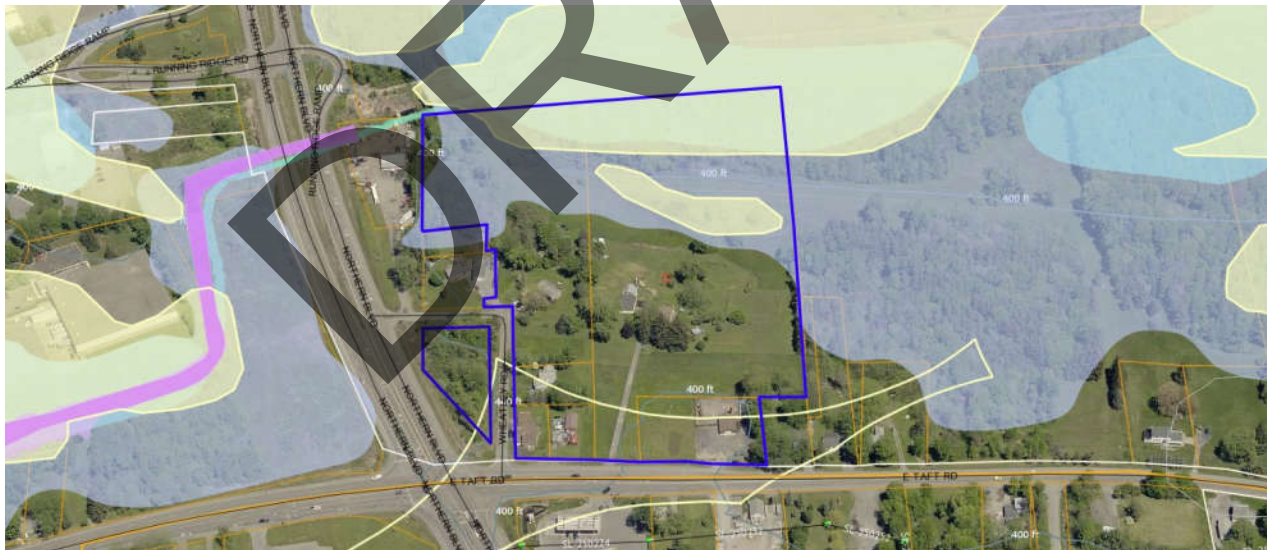
Tax Map Id: 056.-02-03.1; 056.-02-04.1; 05

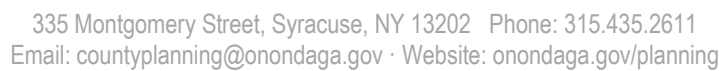
JURISDICTION:

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Brew Team NY, LLC for the property located at 7917 and 7919 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant proposes to 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Brewerton Road access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protection requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.
1. The Board encourages the municipality, the applicant, and area landowners to formalize the proposed parcel cross connection to improve highway safety along this section of NYS Route 11. The Town is encouraged to require all appropriate agreements/permissions are in place.
2. The Town is encouraged to require installation of landscaping and street trees between the proposed access road and NYS Route 11.
3. The applicant is encouraged to install sidewalks and crosswalks from the proposed building to the NYS Route 11 frontage.

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

DRAFT

Case Number: Z-26-189
Type of Action: SITE PLAN
Applicant: Brew Team NY, LLC

Related Cases:

Referring Board: Town of Cicero Planning Board

Date Received: 7/23/2026
30-Day Deadline: 8/23/2026

Located: at 7917 and 7919 Brewerton Road

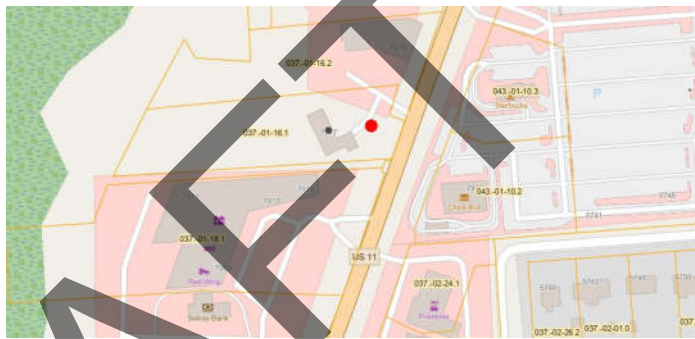
Tax Map Id: 037.-01-16.1; 037.-01-16.2

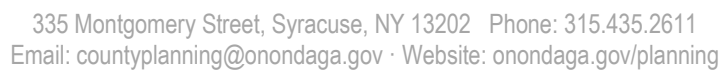
JURISDICTION:

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Barram LLC - Greg C. Ramin for the property located at Crego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The municipality must ensure proper review and approvals are in place for any construction or permanent structures within the substantial National Grid easement.
2. The Town is advised to ensure appropriate access and maintenance agreements are in place for the shared access roads.

The applicant is encouraged to reduce paved surface and install trees and plantings wherever possible to reduce stormwater, protect stormwater quality, and improve aesthetics of this site.

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

Case Number: Z-26-190
Type of Action: SITE PLAN
Applicant: Barram LLC - Greg C. Ra

RelatedCases:

Referring Board: Town of Van Buren Planning Board

Date Received: 7/23/2026
30-Day Deadline: 8/23/2026

Located: at Crego Road

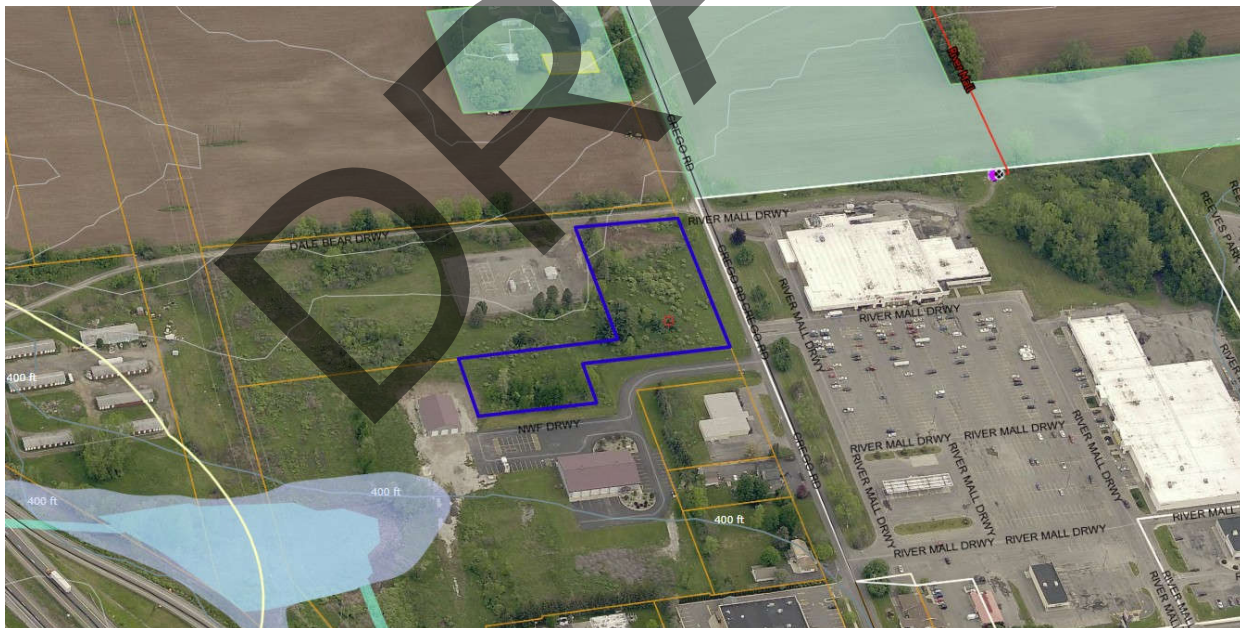
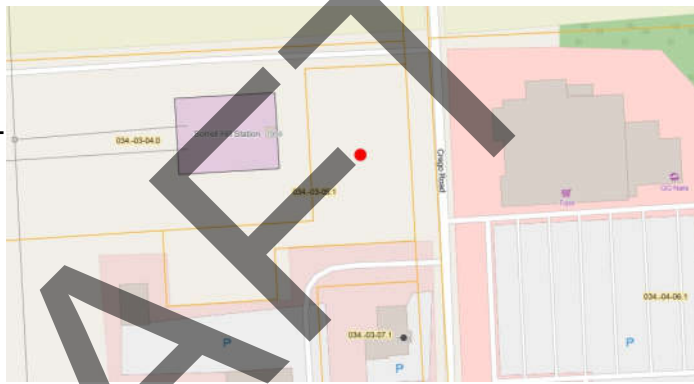
Tax Map Id: 034.-03-05.1

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/ocpb/ocpbresources/>*

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OCPB Case # Z-26-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Raising Cane's Restaurant, LLC for the property located at 3159 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (NYS Route 5), a state highway; and
- WHEREAS, 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; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

1. The Onondaga County Department of Water Environment Protection requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protection requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

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

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

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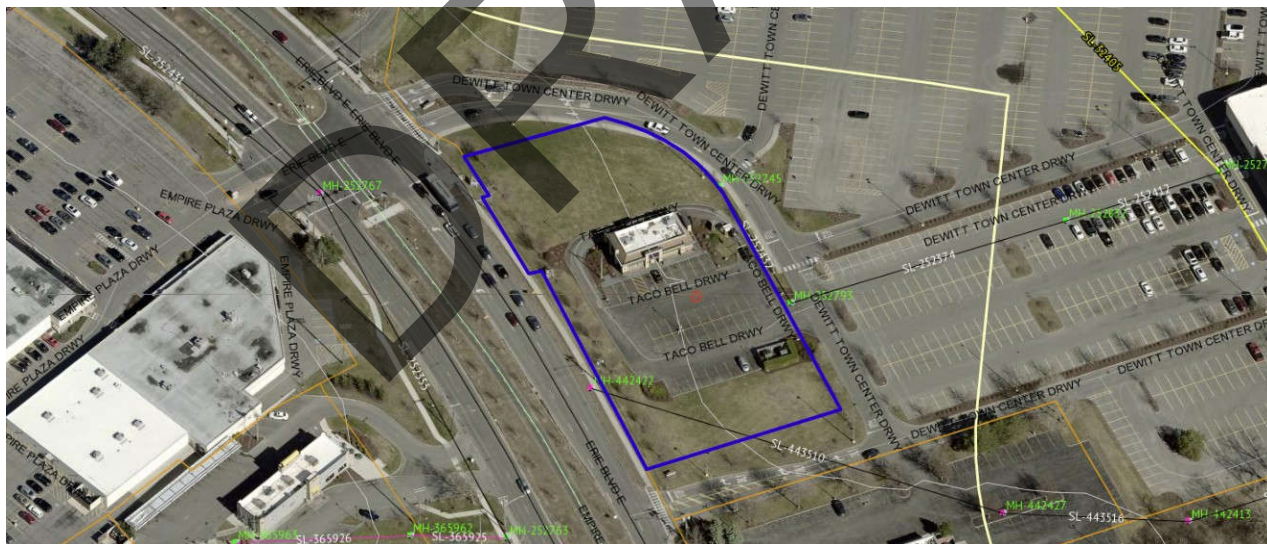
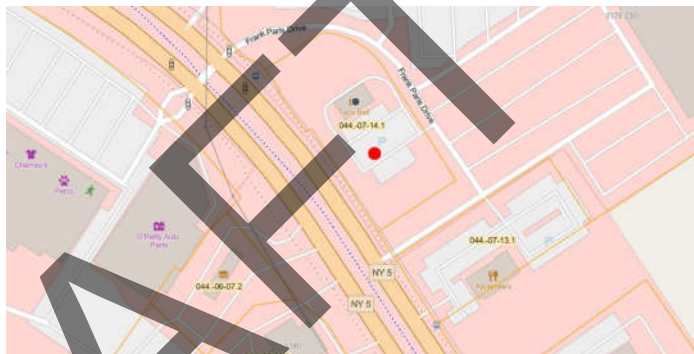
Referring Board: Town of DeWitt Planning Board

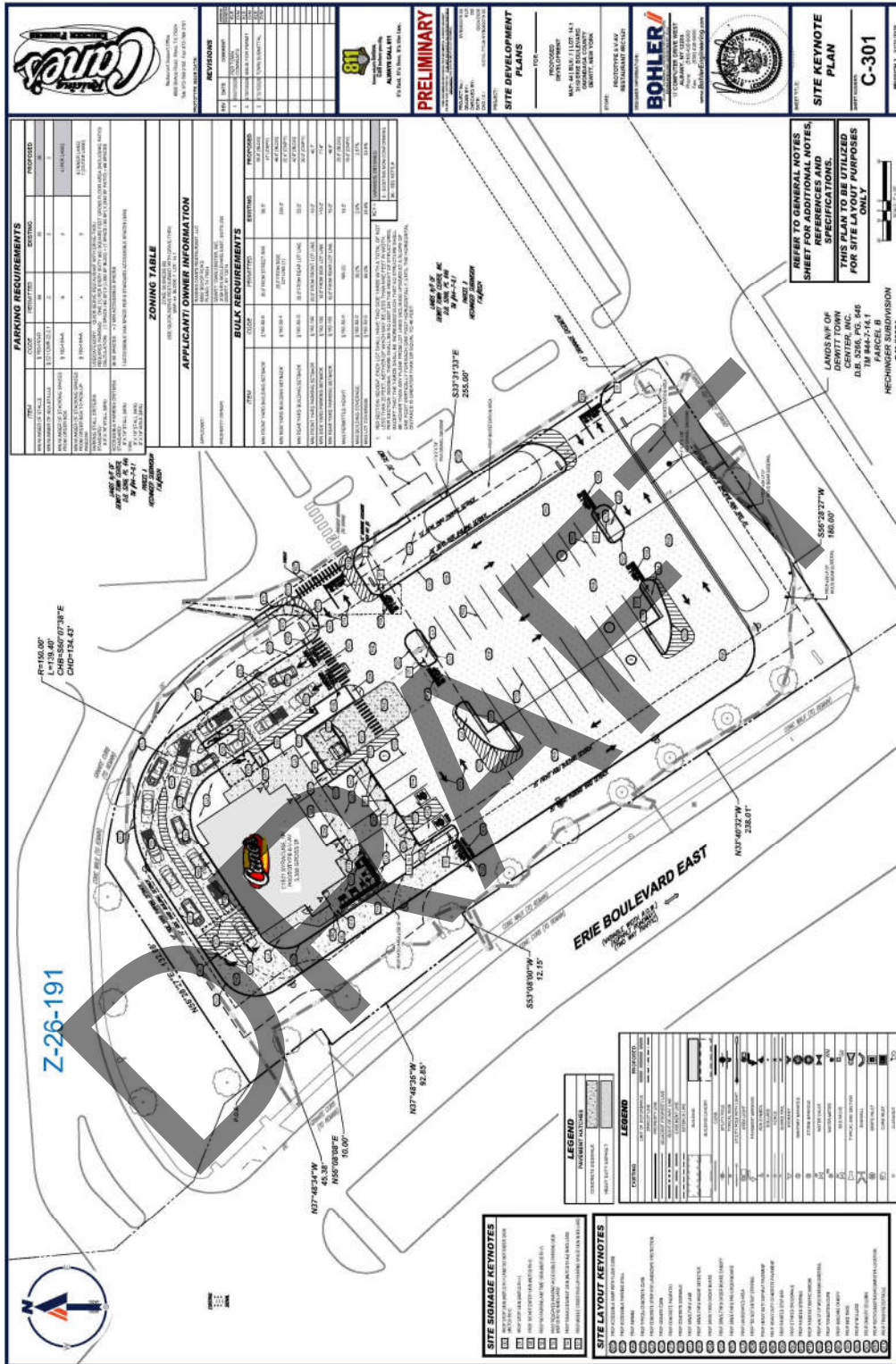
Located: at 3159 Erie Boulevard East

Tax Map Id: 044.-07-14.1

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

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/ocpb/ocpbresources/>*

OCPB Case # Z-26-192

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

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

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

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

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

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

Case Number: Z-26-192
Type of Action: LOCAL LAW
Applicant: Town of Fabius

RelatedCases:

Referring Board: Town of Fabius Town Board

Date Received: 7/24/2026
30-Day Deadline: 8/23/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

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

No Map Available

No Map Available

No Map Available

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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/ocpb/ocpbresources/>*



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration
FROM: Troy Waffner, Director of Planning
DATE: Friday, July 31, 2026
RE: GML Administrative Review - City-wide
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-181

REFERRING BOARD: City of Syracuse Zoning Administration

DATE RECEIVED: 7/17/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: City of Syracuse

LOCATION: City-wide

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

PROPOSAL: The City of Syracuse is proposing to extend a 6-month moratorium on Battery Energy Storage Systems (BESS) by another 6 months. The initial moratorium was first passed in February 2026. Per the moratorium, the City seeks to regulate and control land use and to protect the health, safety and welfare of the City's residents and occupants" by placing a moratorium on the issuance of permits for and/or approvals of BESS within the City.

During the moratorium, the City seeks to "evaluate the safety and security implication of BESS", ensure "emergency responders receive the necessary training and information to effectively prepare for and respond to BESS-related incident, and to develop appropriate local ordinances governing future BESS applications."

A BESS is defined as "one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time not to include a stand-alone 2-volt car battery or an electric motor vehicle."

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

During the moratorium period, the City Central Permit Office and Office of Zoning Administration will not accept or review any application including construction and/or development of a BESS within the City of Syracuse. The City Planning Commission and Zoning Board of Appeals will not accept or review an application or grant approval to a BESS.

Exceptions to this moratorium include small-scale residential BESS (capacity of 80kWh or less).

Applicants seeking a variance from this moratorium and claiming unusual or unnecessary hardship may apply in writing to the City Board of Zoning Appeals.

RECOMMENDATION: No Position

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

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