



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

July 15, 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

STAFF PRESENT

Troy Waffner
Rachel Woods
Annie Amidon
Maeve Powell

GUESTS PRESENT

Nolan Kokkoris

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 15, 2026.

III. APPROVAL OF MINUTES

Minutes from June 24, 2026 were submitted for approval. Renee Dellas made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes; Renee Dellas-Yes; Don Radke-Yes

IV. OTHER BUSINESS

None

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

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

Summary

S-26-20	TManTB	<i>Modification</i>
S-26-21	TSaIPB	<i>No Position With Comment</i>
Z-26-163	VBaIVB	<i>Modification</i>
Z-26-164	VBaIVB	<i>Modification</i>
Z-26-165	TSaITB	<i>No Position With Comment</i>
Z-26-166	TClaPB	<i>Modification</i>
Z-26-169	TCicPB	<i>Modification</i>
Z-26-171	TCicPB	<i>Modification</i>
Z-26-174	CSyrPB	<i>No Position</i>
Z-26-175	TClaPB	<i>No Position</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-167	TClapB	<i>No Position</i>
Z-26-168	VNsyPB	<i>Modification</i>
Z-26-170	VCamVB	<i>No Position With Comment</i>
Z-26-172	VManZBA	<i>No Position</i>

VII. ADJOURNMENT

The meeting adjourned at 11:38am.

OCPB Case # S-26-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Village of Baldwinsville Planning Board at the request of Karl Ashley/Ashley Real Estate Holdings for the property located at Gentry Street and Tappan Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant proposes a revised subdivision to create 39 lots from 6 existing parcels on 10.52 acres in a proposed Planned Development (PDD) 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. Per the Onondaga County Department of Water Environment Protection (WEP) and the Onondaga County Health Department (OCHD), any extension of the public wastewater infrastructure must be approved by the OCHD and WEP. Additionally, the applicant must provide an adequate wastewater disposal plan and obtain appropriate approvals from the OCDWEP or OCHD respectively, prior to, or as a condition of, municipal approval.
 2. The proposed development is within close proximity to the Seneca River and contains areas of FEMA floodplain and federally regulated wetlands. The plans must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, floodplains and floodway, delineated wetlands/buffers or other natural features of significance on the site.
 3. The applicant must ensure legal access to proposed Lots 9 and 11. Access easements for any shared use of the private driveway are required to be filed with the deed and reflected on the subdivision plan.
 4. The applicant must ensure that no construction of permanent structures occurs which may encroach into sanitary sewer easements or affect sewer infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) or the Village Department of Public Works for any infrastructure-related disturbance of land within the sewer easement prior to, or as a condition of, municipal approval. Sanitary sewer infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.
1. The applicant and municipality are encouraged to locate any stormwater management areas or

private infrastructure on their own lot, or alternatively, be contained in an easement. Responsibility for ownership and maintenance of stormwater infrastructure should be clearly established and funded.

2. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.

3. The applicant and Village are encouraged to consider allowances for flexible or reduced front yard setbacks in this Village environment, to reduce infrastructure costs and the need for clearing of tree cover and to allow for more usable rear yard spaces on small lots.

4. The Board encourages the extension of Hunter Drive to Gentry Street to avoid cul de sacs and reinforce the traditional interconnected road network found in Baldwinsville.

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

Case Number: S-26-20
Type of Action: SUBDIVISION
Applicant: Karl Ashley/Ashley Real

Related Cases: Z-26-163 Z-26-164

Referring Board: Village of Baldwinsville
Planning Board

Date Received: 6/16/2026
30-Day Deadline: 7/16/2026

Located: at Gentry Street and Tappan Street

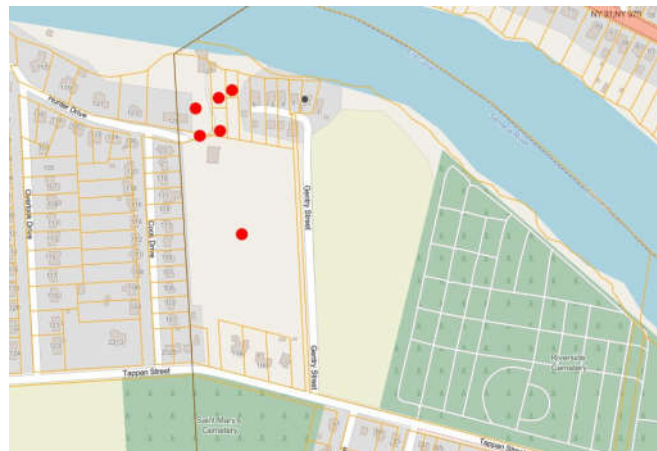
Tax Map Id: 015.-01-09.1; 015.-01-10.0; 01

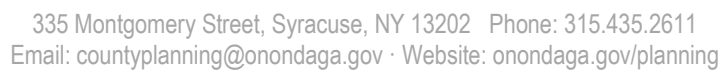
JURISDICTION:

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

Summary:

the applicant proposes a revised subdivision to create 39 lots from 6 existing parcels on 10.52 acres in a proposed Planned Development (PDD) zoning district





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-25-18) to divide an 8.78-acre parcel into 19 residential lots. The Board advised the applicant must provide a wastewater disposal plan and obtain appropriate approvals from the Onondaga County Departments of Health and Water Environmental Protection (OCHD, WEP). Per the referral notice, the currently proposed subdivision is a revision of the previous subdivision referral, now utilizing six parcels to create 39 residential lots.
Concurrent Reviews:	Site plan and zone change referrals (Z-26-163, Z-26-164) to construct this proposed residential development.
Location:	The site contains a wooded 8.78-acre parcel along with five smaller parcels ranging from 0.12-1.13 acres, totaling 10.52 acres. The site is located on the west side of the Village of Baldwinsville in an area comprised of a mix of residential neighborhoods with a few large parcels containing active farmland. The site abuts the Seneca River to the north. Riverside Cemetery, Van Buren Elementary School, and Diane Reeves Memorial Park are all within close proximity to the site. The site abuts Gentry Street to the east and has frontage on Tappan Street Road and the termination of Hunter Drive, both local roads. The site abuts the Village of Baldwinsville boundary with the Town of Van Buren.
Project Detail:	Per the PDD Plan dated 3/2026, the applicant proposes a 39 residential-lot subdivision with 20 townhouse lots to be located along the Gentry Street frontage. Hunter Drive will be extended through the development to connect to Tappan Street to the south. Three residential lots will be located between Hunter Drive and the Seneca River, including proposed Lot 10 which contains an existing house (to remain). Proposed single-family Lots 1-8 and 12-19 will line the extension of Hunter Drive.
(cont'd):	Changes from subdivision referral S-25-18 include changing the proposed lots from 19 to 39, the inclusion of the area between Hunter Drive and the Seneca River, and the introduction of townhouse lots. Additionally, the proposed extension of Hunter Drive will now connect to Tappan Street and not Gentry Street as previously proposed.
Access:	The townhouse lots will be accessed via driveways to Gentry Street. Per a conversation with the applicant on 6/25/26, Gentry Street is currently a private road which will be brought up to Village standards and conveyed to the Village. As shown, Gentry Road will have one ingress-egress point onto Tappan Street only. The plan indicates an informal "existing vehicle turnaround to remain" on a separate residential lot to the north. It is unclear if any changes to the turnaround will occur in concert with an increase in lots served, to meet potential local fire safety requirements. It appears proposed Lot 11, abutting the Seneca River, may get access to Gentry Street via this informal, private access road currently serving existing homes along the Seneca River. Proposed access to Lot 9 is not detailed

All other lots will have frontage on, and driveway access to, the proposed extension of Hunter Drive.

Stormwater: Per the Environmental Assessment Form (EAF) dated 4/22/26, 8 acres of the site will be disturbed by the proposed project and 3.1 acres of impervious surface will result from the development. Per the PDD Plan, a stormwater management area will be installed on proposed Lot 19 that will discharge into the Seneca River.

Drinking Water: The site has access to public drinking water and new connections are proposed to serve the development. Per the PDD Plan, OCWA water mains are located along Hunter Drive, Tappan Street, and nearby Cook Drive. The water main along Tappan Street in front of the site transitions to a Village Water Main. An extension would be required to serve the development along Gentry Street and the extension of Hunter Drive.

Per the EAF, the development will connect to Village of Baldwinsville water and is anticipated to require 11,700 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: The site has access to public wastewater service and new connections are proposed to serve the development. It is unclear whether the development will connect directly in a County force main, or into new Village sewer lines. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South 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>

Easements: Per the PPD Plan, a 25'-wide sanitary sewer easement occurs along the northern boundary of the site connecting to a 30'-wide sanitary sewer easement occurring along the eastern site boundary with the label "approx. location of Village force main". The proposed sidewalk along Gentry will be located within the sewer easement and the future Gentry Road right-of-way.

A 20'-wide Drainage Easement & Perpetual R.O.W is depicted along the east side of proposed Lot 11 and is labeled "Easement to be Moved."

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the nearby presence of the 100-year floodplain and floodway for the Seneca River. The floodplain and federally regulated wetlands may encumber proposed lots 9, 10, and 11 and impact the buildable areas. The Subdivision Map does not reflect the presence of federal wetlands or the 100-year floodplain.

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.

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. The portion of the site along Tappan Street is located within a priority zone. Per aerial imagery from May 2024, there are no public sidewalks within close proximity to the site.

The PPD Plan depicts sidewalks will be constructed along Gentry Street from its intersection with Tappan Street, around the north side of the site to become roadside sidewalk along the extension of Hunter Drive.

Per the Central New York Regional Transportation Authority (CENTRO), Downer Street has public transit service and bus stops are located within 0.4 miles of the site.

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

Historic Resources: The site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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 the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated 6/11/25 included with the referral states "it is OPRHP's opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

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

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

OCPB Case # S-26-21

- 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 Clay Planning Board at the request of Amazon.com Inc for the property located 7526 and 7546 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant proposes a lot line adjustment to create two new lots, Lot R-1A (39.738 acres) and Lot R-1B (37.00 acres) in an Industrial 1 (I-1) zoning district with a Highway Type B overlay; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

The Board offers the following requirement and comments regarding any proposed future development:

1. The Onondaga County Department of Transportation requires the applicant to continue to coordinate Morgan Road access with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 Central New York Regional Transportation Authority (Centro) encourages the applicant to reach out to Centro directly to discuss potential bus service to the site. This information -- early in the development process -- is critical for Centro to assess whether current service frequency, vehicle capacity, and stop locations along the SY48 are sufficient to meet demand or whether adjustments are warranted. Additionally, the applicant is encouraged to install internal sidewalks and pedestrian amenities, safely connecting the proposed facility to the public ROW.
3. The applicant is encouraged to confirm no NYS jurisdictional wetlands or buffers are located on site. If present, the applicant should obtain any appropriate permits or approvals from the NYS Department of Environmental Conservation for any proposed development in, placement of fill in, or drainage of a state wetland/wetland buffer.

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

Case Number: S-26-21
Type of Action: PRELIMINARY SUBDIVI
Applicant: Amazon.com Inc

RelatedCases: Z-26-166

Referring Board: Town of Clay Planning Board

Date Received: 6/25/2026

30-Day Deadline: 7/25/2026

Located: 7526 and 7546 Morgan Road

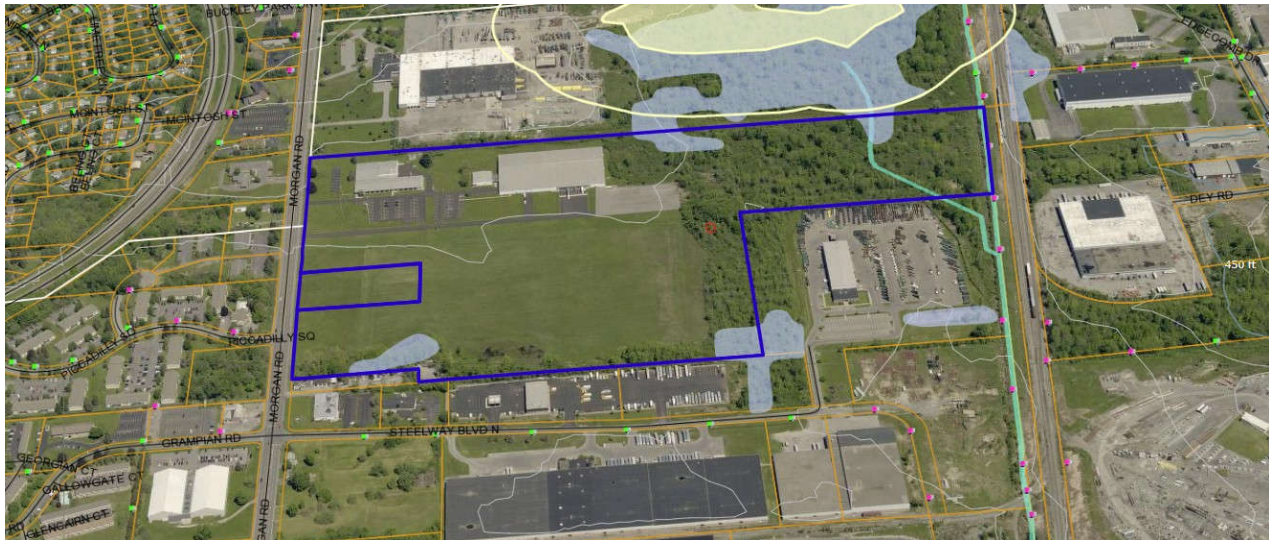
Tax Map Id: 105.-01-13.1; 105.-01-15.0

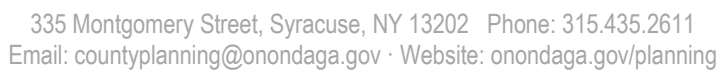
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Morgan Road (Route 46), a county highway

Summary:

the applicant proposes a lot line adjustment to create two new lots, Lot R-1A (39.738 acres) and Lot R-1B (37.00 acres) in an Industrial 1 (I-1) zoning district with a Highway Type B overlay





STAFF REVIEW:

Past Board Reviews:	No Position on a special permit referral (Z-09-451) to establish and operate a solar panel farm utility substation.
Concurrent Reviews:	Site plan referral (Z-26-166) to construct a new 234,300 sf Amazon Warehouse.
Location:	The site is located on the east side of Morgan Road within the Woodard Industrial Park, approximately half a mile north of an existing Amazon facility located along the west side of Morgan Road. The area is characterized by a mix of residential uses west of Morgan Road and large warehouses/distribution facilities to the north and south. Per aerial imagery, the site contains two commercial buildings and their associated parking lots in the northwest portion of the parcel with lawn extending to the south and woodlands extending to the rear where the site abuts power lines belonging to National Grid and then railroad lines belonging to NY Central Lines.
Subdivision	Per the Re-Subdivision of Lot 1 of the Morgan Commercial Park Section 1 Subdivision & Other Lands Map dated 4/2026, a small 2.643-acre parcel along Morgan Road will be absorbed into the large parcel and the existing commercial buildings will be isolated onto their own lot. ·Proposed Lot R-1A (39.738 acres) will comprise the northern portion of the site and will contain the existing commercial buildings. ·Proposed Lot R-1B (37.000 acres) will contain the vacant southern half of the site.
Project Detail:	Per the Overall Site Keynote Plan dated 6/22/26, the proposed 234,300 sf building will be constructed near the Morgan Road frontage, covering approximately half of the parcel, with both parking and stormwater features to be located between the building and the road frontage. The referral form notes the purpose of the proposed facility is for additional inventory storage, presumably related to their nearby 3.7 million sf regional distribution facility.
Access:	The applicant proposes an internal road that circulates around the proposed building, providing access to parking lots and loading areas. The internal road has two full-access driveways to Morgan Road: a four-lane driveway (two-in/two-out) in the northern part of the site's frontage and a two-lane driveway (one-in/one-out) in the southern part of the site's Morgan Road frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements.
Parking:	Parking lots will be located along the front of the building and at the sides, near the front of the building, containing 245 regular spaces, 8 ADA spaces, and 57 spaces allocated to fleet parking. Tractor trailer loading areas will be located along the southern side of the building, near the rear, containing 10 loading spaces/bays. Crosswalks are shown connecting the parking lots to the proposed building.
Easements:	Per the Land Title Survey dated 4/2026:

· The eastern boundary of the site in the northeast corner, abutting the power lines/railroad tracks, contains multiple easements: a 40'-wide Niagara Mohawk easement, a 50'-wide tree clearing easement to Niagara Mohawk, a 30'-wide Woodard Drainage District easement, and a 20'-wide right-of-way to Syracuse Woodard Industrial Park Sewer District No. 1. These easements appear to be located outside of subject area for the Amazon facility.

· The subject area for the proposed Amazon facility does not appear to contain any easements, but the Survey depicts sewer infrastructure crossing the site from the east before crossing to the north. Per the Overall Utility Plan dated 6/22/26, the sewer line appears to run adjacent to the rear of the proposed development.

Landscaping: Per the Overall Landscape Plan dated 6/22/26, it appears plantings, shrubbery, and trees will be planted along the Morgan Road frontage, trees will be installed around the front parking lot and in planting islands, and plantings will be located near the entrance to the building.

Lighting: Photometric Plans dated 6/22/26 were included with the referral materials. Per the Environmental Assessment Form (EAF) dated 6/23/26 "building and site lighting fixtures throughout the site to properly illuminate the site for safety and security. Lighting will be dark-sky compliant."

Stormwater: Per the Overall Drainage Plan dated 6/22/26, multiple stormwater features will be constructed around the development including six "biofilter" swales around the perimeter of the parking/internal roadway and two wet ponds to be constructed along the southern boundary of the subject area.

Per the Environmental Assessment Form (EAF) dated 6/23/26, 18.5 acres of land will be physically disturbed resulting in 12.03 acres of impervious surface. Per the EAF, stormwater will be directed to "on-site stormwater management areas."

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

Drinking Water: A new connection to public drinking water is proposed to serve the new facility which is anticipated to require 2,200 gallons of drinking water per day. Per the EAF, water will be provided by the Town of Clay Uniform Water District.

Wastewater: A new connection to the public sewers is proposed to serve the new building. Per the Detailed Utility Plan dated 6/22/26, the applicant proposes connection to the existing 12" sewer main crossing the property. A new 20'-wide easement is proposed for the sewer infrastructure.

The site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) 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 (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.

Wastewater: GIS mapping shows portions of the site may contain state and federal wetlands. Small patches of NYS Informational wetland are located along the southern and northern parcel boundaries and a federally regulated riverine wetland crosses the northeast wooded corner of the site to connect to a federally regulated channel which appears to be located along the rear parcel boundary.

Wetlands are not depicted on the referred maps. Per the EAF, 2.7 acres of the site contains wetlands and this will remain. Jurisdiction and/or location of the wetlands is not discussed on the EAF.

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.

Bike/Ped/Transit: Per aerial imagery, there are no sidewalks along Morgan Road and per the plans, none are proposed.

Per the Central New York Regional Transportation Authority (CENTRO), Morgan Road in this area has public transit service and the closest bus stops are located on Grampian Road, within 0.25 miles of the site.

Other: The project is within 2,000 feet of multiple sites (IDs: V00202, 734125, 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from 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.

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OCPB Case # Z-26-163

- 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 Baldwinsville Planning Board at the request of Karl Ashley/Ashely Real Estate Holdings for the property located at Gentry Street and Tappan Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant proposes to construct 39 single family residential units on 10.52 acres in a proposed Planned Development (PDD) zoning district; and
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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. Per the Onondaga County Department of Water Environment Protection (WEP) and the Onondaga County Health Department (OCHD), any extension of the public wastewater infrastructure must be approved by the OCHD and WEP. Additionally, the applicant must provide an adequate wastewater disposal plan and obtain appropriate approvals from the OCDWEP or OCHD respectively, prior to, or as a condition of, municipal approval.
 2. The proposed development is within close proximity to the Seneca River and contains areas of FEMA floodplain and federally regulated wetlands. The plans must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, floodplains and floodway, delineated wetlands/buffers or other natural features of significance on the site.
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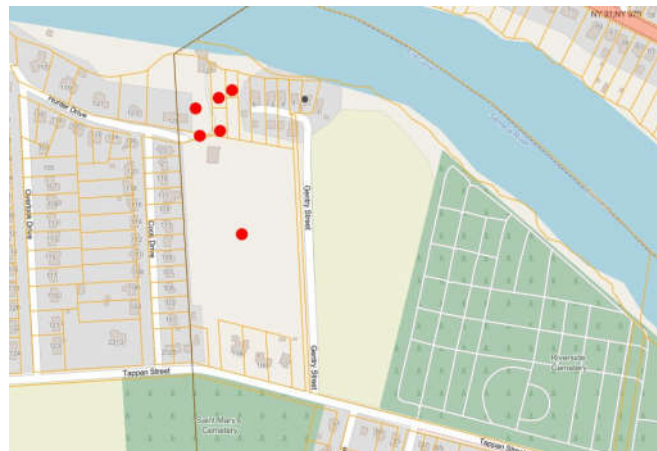
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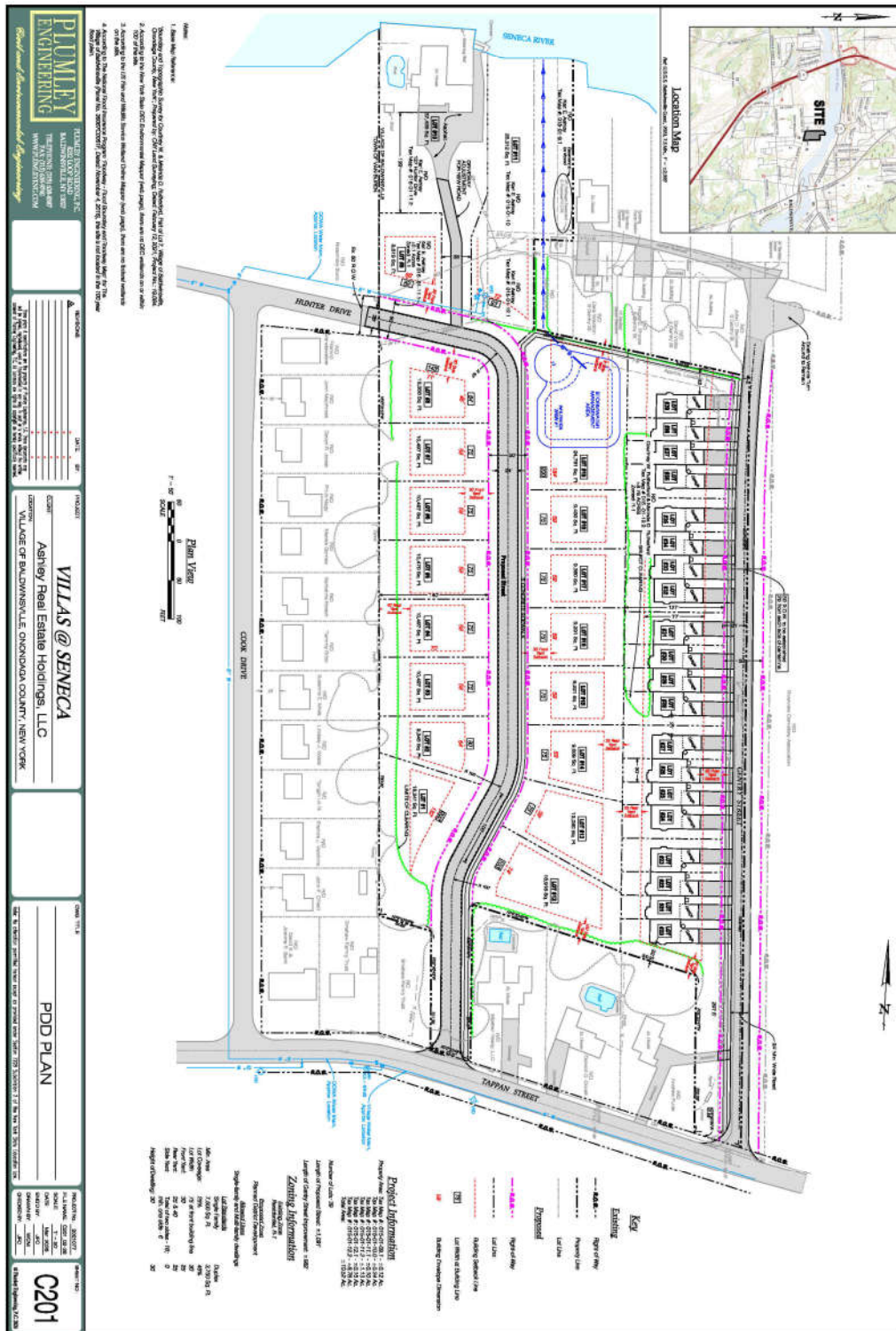
Referring Board: Village of Baldwinsville
Planning Board

Tax Map Id: 015.-01-09.1; 015.-01-10.0; 01

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Village of Baldwinsville and the Town of Van Buren

the applicant proposes to construct 39 single family residential units on 10.52 acres in a proposed Planned Development (PDD) zoning district





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-25-18) to divide an 8.78-acre parcel into 19 residential lots. The Board advised the applicant must provide a wastewater disposal plan and obtain appropriate approvals from the Onondaga County Departments of Health and Water Environmental Protection (OCHD, WEP). Per the referral notice, the currently proposed subdivision is a revision of the previous subdivision referral, now utilizing six parcels to create 39 residential lots.
Concurrent Reviews:	Zone change and subdivision referrals (Z-26-164, S-26-20) for this proposed residential development.
Location:	The site contains a wooded 8.78-acre parcel along with five smaller parcels ranging from 0.12-1.13 acres, totaling 10.52 acres. The site is located on the west side of the Village of Baldwinsville in an area comprised of a mix of residential neighborhoods with a few large parcels containing active farmland. The site abuts the Seneca River to the north. Riverside Cemetery, Van Buren Elementary School, and Diane Reeves Memorial Park are all within close proximity to the site. The site abuts Gentry Street to the east and has frontage on Tappan Street Road and the termination of Hunter Drive, both local roads. The site abuts the Village of Baldwinsville boundary with the Town of Van Buren.
Project Detail:	Per the PDD Plan dated 3/2026, the applicant proposes a 39 residential-lot subdivision with 20 townhouse lots to be located along the Gentry Street frontage. Hunter Drive will be extended through the development to connect to Tappan Street to the south. Three residential lots will be located between Hunter Drive and the Seneca River, including proposed Lot 10 which contains an existing house (to remain). Proposed single-family Lots 1-8 and 12-19 will line the extension of Hunter Drive.
(cont'd):	Changes from subdivision referral S-25-18 include changing the proposed lots from 19 to 39, the inclusion of the area between Hunter Drive and the Seneca River, and the introduction of townhouse lots. Additionally, the proposed extension of Hunter Drive will now connect to Tappan Street and not Gentry Street as previously proposed.
Access:	The townhouse lots will be accessed via driveways to Gentry Street. Per a conversation with the applicant on 6/25/26, Gentry Street is currently a private road which will be brought up to Village standards and conveyed to the Village. As shown, Gentry Road will have one ingress-egress point onto Tappan Street only. The plan indicates an informal "existing vehicle turnaround to remain" on a separate residential lot to the north. It is unclear if any changes to the turnaround will occur in concert with an increase in lots served, to meet potential local fire safety requirements. It appears proposed Lot 11, abutting the Seneca River, may get access to Gentry Street via this informal, private access road currently serving existing homes along the Seneca River. Proposed access to Lot 9 is not detailed

All other lots will have frontage on, and driveway access, to the proposed extension of Hunter Drive.

Stormwater: Per the Environmental Assessment Form (EAF) dated 4/22/26, 8 acres of the site will be disturbed by the proposed project and 3.1 acres of impervious surface will result from the development. Per the PDD Plan, a stormwater management area will be installed on proposed Lot 19 that will discharge into the Seneca River.

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 has access to public drinking water and new connections are proposed to serve the development. Per the PDD Plan, OCWA water mains are located along Hunter Drive, Tappan Street, and nearby Cook Drive. The water main along Tappan Street in front of the site transitions to a Village Water Main. An extension would be required to serve the development along Gentry Street and the extension of Hunter Drive.

Per the EAF, the development will connect to Village of Baldwinsville water and is anticipated to require 11,700 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: The site has access to public wastewater service and new connections are proposed to serve the development. It is unclear whether the development will connect directly in a County force main, or into new Village sewer lines. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South 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>

Easements: Per the PPD Plan, a 25'-wide sanitary sewer easement occurs along the northern boundary of the site connecting to a 30'-wide sanitary sewer easement occurring along the eastern site boundary with the label "approx. location of Village force main". The proposed sidewalk along Gentry will be located within the sewer easement and the future Gentry Road right-of-way.

A 20'-wide Drainage Easement & Perpetual R.O.W is depicted along the east side of proposed Lot 11 and is labeled "Easement to be Moved."

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year floodplain and floodway for the Seneca River are located to the north, not on the subject parcel. Per the Subdivision Map, the site is not located in the 100-year floodplain.

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.

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. The portion of the site along Tappan Street is located within a priority zone. Per aerial imagery from May 2024, there are no public sidewalks within close proximity to the site.

The PPD Plan depicts sidewalks will be constructed along Gentry Street from its intersection with Tappan Street, around the north side of the site to become roadside sidewalk along the extension of Hunter Drive.

Per the Central New York Regional Transportation Authority (CENTRO), Downer Street has public transit service and bus stops are located within 0.4 miles of the site.

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

Historic Resources: The site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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 the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated 6/11/25 included with the referral states "it is OPRHP's opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

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

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

OCPB Case # Z-26-164

- 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 Village of Baldwinsville Village Board at the request of Karl Ashley/Ashley Real Estate Holdings for the property located at Gentry Street and Tappan Street; 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 the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant is requesting a zone change on 6 parcels totaling 10.52 acres from Low Density Residential (R-1A) to Planned Development District (PDD); 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. Per the Onondaga County Department of Water Environment Protection (WEP) and the Onondaga County Health Department (OCHD), any extension of the public wastewater infrastructure must be approved by the OCHD and WEP. Additionally, the applicant must provide an adequate wastewater disposal plan and obtain appropriate approvals from the OCDWEP or OCHD respectively, prior to, or as a condition of, municipal approval.
2. The proposed development is within close proximity to the Seneca River and contains areas of FEMA floodplain and federally regulated wetlands. The plans must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, floodplains and floodway, delineated wetlands/buffers or other natural features of significance on the site.
3. The applicant must ensure legal access to proposed Lots 9 and 11. Access easements for any shared use of the private driveway are required to be filed with the deed and reflected on the subdivision plan.
4. The applicant must ensure that no construction of permanent structures occurs which may encroach into sanitary sewer easements or affect sewer infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) or the Village Department of Public Works for any infrastructure-related disturbance of land within the sewer easement prior to, or as a condition of, municipal approval. Sanitary sewer infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

1. The applicant and municipality are encouraged to locate any stormwater management areas or private infrastructure on their own lot, or alternatively, be contained in an easement. Responsibility for ownership and maintenance of stormwater infrastructure should be clearly established and funded.
2. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.
3. The applicant and Village are encouraged to consider allowances for flexible or reduced front yard setbacks in this Village environment, to reduce infrastructure costs and the need for clearing of tree cover and to allow for more usable rear yard spaces on small lots.
4. The Board encourages the extension of Hunter Drive to Gentry Street to avoid cul de sacs and reinforce the traditional interconnected road network found in Baldwinsville.

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

Case Number: Z-26-164
Type of Action: ZONE CHANGE
Applicant: Karl Ashley/Ashley Real

Related Cases: S-26-20 Z-26-163

Referring Board: Village of Baldwinsville Village Board

Date Received: 6/17/2026
30-Day Deadline: 7/17/2026

Located: at Gentry Street and Tappan Street

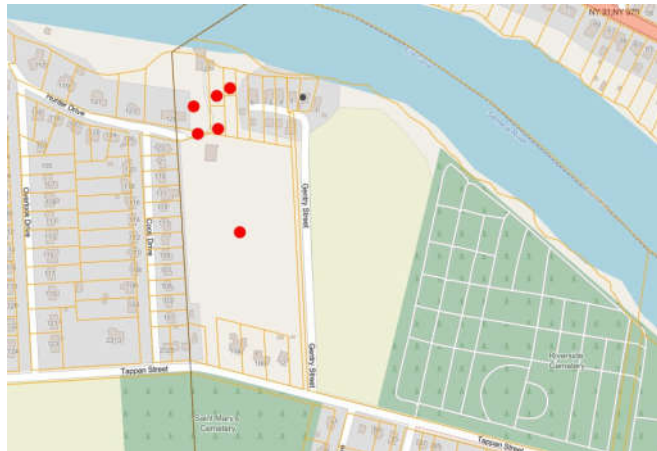
Tax Map Id: 015.-01-09.1; 015.-01-10.0; 01

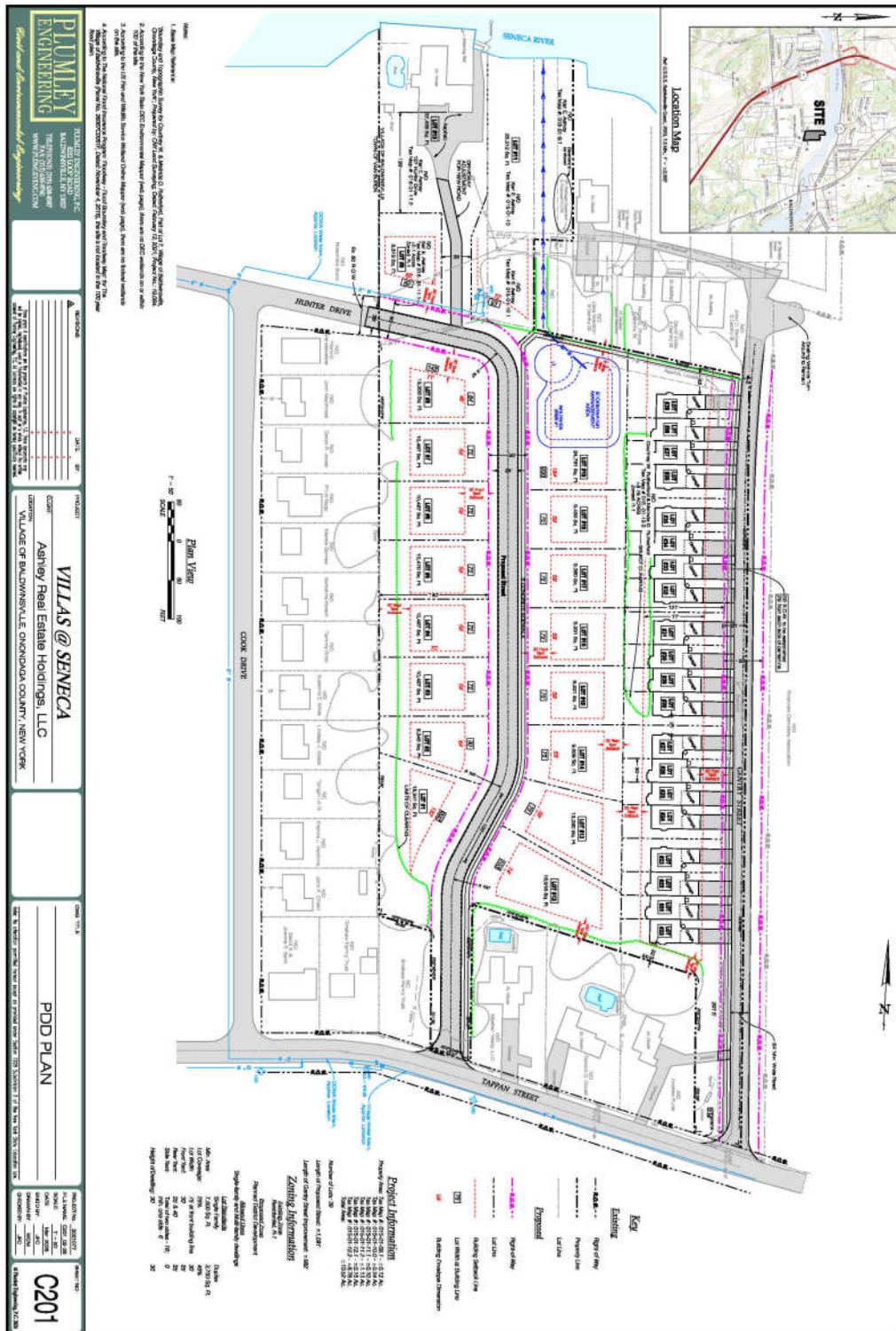
JURISDICTION:

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 the municipal boundary between the Village of Baldwinsville and the Town of Van Buren

Summary:

the applicant is requesting a zone change on 6 parcels totaling 10.52 acres from Low Density Residential (R-1A) to Planned Development District (PDD)





STAFF REVIEW:

Past Board Reviews:	Subdivision referral (S-25-18) to divide an 8.78-acre parcel into 19 residential lots. The Board advised the applicant must provide a wastewater disposal plan and obtain appropriate approvals from the Onondaga County Departments of Health and Water Environmental Protection (OCHD, WEP). Per the referral notice, the currently proposed subdivision is a revision of the previous subdivision referral, now utilizing six parcels to create 39 residential lots.
Concurrent Reviews:	Site plan and subdivision referrals (Z-26-163, S-26-20) for this proposed residential development.
Location:	The site contains a wooded 8.78-acre parcel along with five smaller parcels ranging from 0.12-1.13 acres, totaling 10.52 acres. The site is located on the west side of the Village of Baldwinsville in an area comprised of a mix of residential neighborhoods with a few large parcels containing active farmland. The site abuts the Seneca River to the north. Riverside Cemetery, Van Buren Elementary School, and Diane Reeves Memorial Park are all within close proximity to the site. The site abuts Gentry Street to the east and has frontage on Tappan Street Road and the termination of Hunter Drive, both local roads. The site abuts the Village of Baldwinsville boundary with the Town of Van Buren.
Project Detail:	Per the PDD Plan dated 3/2026, the applicant proposes a 39 residential-lot subdivision with 20 townhouse lots to be located along the Gentry Street frontage. Hunter Drive will be extended through the development to connect to Tappan Street to the south. Three residential lots will be located between Hunter Drive and the Seneca River, including proposed Lot 10 which contains an existing house (to remain). Proposed single-family Lots 1-8 and 12-19 will line the extension of Hunter Drive.
(cont'd):	Changes from subdivision referral S-25-18 include changing the proposed lots from 19 to 39, the inclusion of the area between Hunter Drive and the Seneca River, and the introduction of townhouse lots. Additionally, the proposed extension of Hunter Drive will now connect to Tappan Street and not Gentry Street as previously proposed.
Access:	The townhouse lots will be accessed via driveways to Gentry Street. Per a conversation with the applicant on 6/25/26, Gentry Street is currently a private road which will be brought up to Village standards and conveyed to the Village. As shown, Gentry Road will have one ingress-egress point onto Tappan Street only. The plan indicates an informal "existing vehicle turnaround to remain" on a separate residential lot to the north. It is unclear if any changes to the turnaround will occur in concert with an increase in lots served, to meet potential local fire safety requirements. It appears proposed Lot 11, abutting the Seneca River, may get access to Gentry Street via this informal, private access road currently serving existing homes along the Seneca River. Proposed access to Lot 9 is not detailed

All other lots will have frontage on, and driveway access to, the proposed extension of Hunter Drive.

Stormwater: Per the Environmental Assessment Form (EAF) dated 4/22/26, 8 acres of the site will be disturbed by the proposed project and 3.1 acres of impervious surface will result from the development. Per the PDD Plan, a stormwater management area will be installed on proposed Lot 19 that will discharge into the Seneca River.

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 has access to public drinking water and new connections are proposed to serve the development. Per the PDD Plan, OCWA water mains are located along Hunter Drive, Tappan Street, and nearby Cook Drive. The water main along Tappan Street in front of the site transitions to a Village Water Main. An extension would be required to serve the development along Gentry Street and the extension of Hunter Drive.

Per the EAF, the development will connect to Village of Baldwinsville water and is anticipated to require 11,700 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: The site has access to public wastewater service and new connections are proposed to serve the development. It is unclear whether the development will connect directly in a County force main, or into new Village sewer lines. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South 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>

Easements: Per the PPD Plan, a 25'-wide sanitary sewer easement occurs along the northern boundary of the site connecting to a 30'-wide sanitary sewer easement occurring along the eastern site boundary with the label "approx. location of Village force main". The proposed sidewalk along Gentry will be located within the sewer easement and the future Gentry Road right-of-way.

A 20'-wide Drainage Easement & Perpetual R.O.W is depicted along the east side of proposed Lot 11 and is labeled "Easement to be Moved."

Floodplain/Flood way: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the nearby presence of the 100-year floodplain and floodway for the Seneca River. The floodplain and federally regulated wetlands may encumber proposed lots 9, 10, and 11 and impact

the buildable areas. The Subdivision Map does not reflect the presence of federal wetlands or the 100-year floodplain.

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.

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. The portion of the site along Tappan Street is located within a priority zone. Per aerial imagery from May 2024, there are no public sidewalks within close proximity to the site.

The PPD Plan depicts sidewalks will be constructed along Gentry Street from its intersection with Tappan Street, around the north side of the site to become roadside sidewalk along the extension of Hunter Drive.

Per the Central New York Regional Transportation Authority (CENTRO), Downer Street has public transit service and bus stops are located within 0.4 miles of the site.

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

Historic Resources: The site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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 the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated 6/11/25 included with the referral states "it is OPRHP's opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

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

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

OCPB Case # Z-26-165

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 Salina Town Board at the request of Boris Drulyk for the property located at 661 Old Liverpool Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and

WHEREAS, the applicant is proposing a zone change on a .22-acre parcel from a Planned Commercial (C-3) zoning district to a Neighborhood Commercial (C-1) zoning district; and

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

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

The Town is encouraged to ensure the proposed residential space is adequately designed to meet all applicable requirements for construction and egress.

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

Case Number: Z-26-165
Type of Action: ZONE CHANGE
Applicant: Boris Drulyk

Related Cases:

Referring Board: Town of Salina Town Board

Date Received: 6/25/2026
30-Day Deadline: 7/25/2026

Located: at 661 Old Liverpool Road

Tax Map Id: 089.-01-15.0

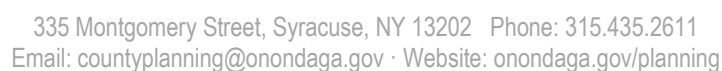
JURISDICTION:

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

Summary:

the applicant is proposing a zone change on a .22-acre parcel from a Planned Commercial (C-3) zoning district to a Neighborhood Commercial (C-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Use variance referral (Z-26-134) to convert the existing second floor to residential. The Board encouraged the Town to consider alternate zoning options for this location as mixed commercial/residential uses are consistent with the Town's plans for this corridor.
Location:	The site is located along a commercial corridor, with nearby land uses including Amore Pizza, PB & J's lunch box and the Liverpool Plaza shopping center. Onondaga Lake Park and the Skä•noñh Great Law of Peace Center are located to the rear of the site. The parcel abuts the CSX railroad tracks to the rear.
Current Zoning:	The applicant is proposing a zone change from Planned Commercial (C-3) to Neighborhood Commercial (C-1) to allow the second floor of the existing building to be converted to and used for residential. Per the Town Zoning Map dated 1/11/21, the site and all nearby parcels along Old Liverpool Road are located in a C-3 district. A few parcels located south of the site on Old Liverpool Road are zoned C-1 along with a few areas in the eastern portion of the Town, but there are no specific C-1 districts/areas.
Proposed Zoning:	Per Town Code, the C-1 district is intended to "provide areas, in or adjacent to residential neighborhoods, for commercial uses which provide essential convenience goods and services to the residents thereof." Allowed uses in C-1 include one- and two-family dwellings, retail sales or service in a building with a gross floor area not exceeding 5,000 square feet, and offices in a building with a gross floor area not exceeding 5,000 square feet. Uses allowed with a special permit are utility service facilities, cemeteries, and transitional parking areas.
Access:	The site has an existing driveway to Old Liverpool Road (County Route 137) and no changes are currently proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Onondaga Lake Parkway must meet Department requirements.
Local Plans:	The Town of Salina's newly adopted comprehensive plan identifies Old Liverpool Road as a planned "Main Street District Character Area" where new mixed-use development, including housing on upper floors of existing and new buildings, is strongly encouraged in order to promote a complimentary mix of commercial and residential uses to strengthen the character, walkability, and vibrancy of the District.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed. The proposed residential use may result in an increase in demand. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.
Wastewater:	The building is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. No changes to the existing infrastructure are detailed, but the proposed residential use may result in an increase in flow. 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
Other:	The project is within 2,000 feet of sites (ID: 734030, and V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Watersheds:	The site is located over, or immediately adjoining, a primary aquifer and a principal aquifer (per EAF Mapper).
Plants/Animals:	The site may contain the Straight-leaved pondweed, American saltmarsh bulrush, Bald eagle, or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site. The site is located near the following natural community: Inland Salt Pond (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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

OCPB Case # Z-26-166

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Amazon.com Inc for the property located at 7526 and 7546 Morgan 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 Morgan Road (Route 46), a county road; and

WHEREAS, the applicant proposes to construct a 234,300 sf Amazon warehouse and exterior parking on a proposed 37-acre parcel in an Industrial 1 (I-1) zoning district with a Highway Type B overlay; and

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

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

The Onondaga County Department of Transportation requires the applicant to continue to coordinate Morgan Road access with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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.

1. The Central New York Regional Transportation Authority (Centro) encourages the applicant to reach out to Centro directly to discuss potential bus service to the site. This information -- early in the development process -- is critical for Centro to assess whether current service frequency, vehicle capacity, and stop locations along the SY48 are sufficient to meet demand or whether adjustments are warranted. Additionally, the applicant is encouraged to install internal sidewalks and pedestrian amenities, safely connecting the proposed facility to the public ROW.

2. The applicant is encouraged to confirm no NYS jurisdictional wetlands or buffers are located on site. If present, the applicant should obtain any appropriate permits or approvals from the NYS Department of Environmental Conservation for any proposed development in, placement of fill in, or drainage of a state wetland/wetland buffer.

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

Case Number: Z-26-166
Type of Action: SITE PLAN
Applicant: Amazon.com Inc

RelatedCases: S-26-21

Referring Board: Town of Clay Planning Board

Date Received: 6/25/2026
30-Day Deadline: 7/25/2026

Located: at 7526 and 7546 Morgan Road

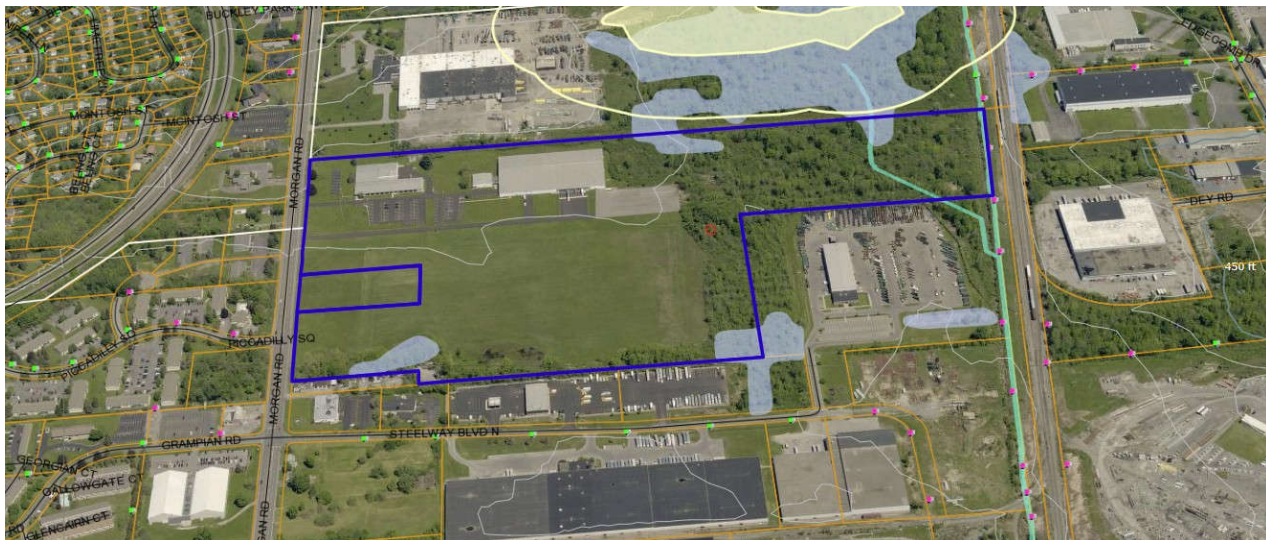
Tax Map Id: 105.-01-13.1; 105.-01-15.0

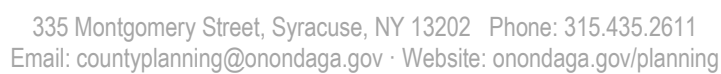
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road (Route 46), a county road

Summary:

the applicant proposes to construct a 234,300 sf Amazon warehouse and exterior parking on a proposed 37-acre parcel in an Industrial 1 (I-1) zoning district with a Highway Type B overlay





STAFF REVIEW:

Past Board Reviews:	No Position on a special permit referral (Z-09-451) to establish and operate a solar panel farm utility substation.
Concurrent Reviews:	Subdivision referral (S-26-21) for a lot line adjustment to create a bigger lot for the proposed development.
Location:	The site is located on the east side of Morgan Road within the Woodard Industrial Park, approximately half a mile north of an existing Amazon facility located along the west side of Morgan Road. The area is characterized by a mix of residential uses west of Morgan Road and large warehouses/distribution facilities to the north and south. Per aerial imagery, the site contains two commercial buildings and their associated parking lots in the northwest portion of the parcel with lawn extending to the south and woodlands extending to the rear where the site abuts power lines belonging to National Grid and then railroad lines belonging to NY Central Lines.
Subdivision	Per the Re-Subdivision of Lot 1 of the Morgan Commercial Park Section 1 Subdivision & Other Lands Map dated 4/2026, a small 2.643-acre parcel along Morgan Road will be absorbed into the large parcel and the existing commercial buildings will be isolated onto their own lot. ·Proposed Lot R-1A (39.738 acres) will comprise the northern portion of the site and will contain the existing commercial buildings. ·Proposed Lot R-1B (37.000 acres) will contain the vacant southern half of the site.
Project Detail:	Per the Overall Site Keynote Plan dated 6/22/26, the proposed 234,300 sf building will be constructed near the Morgan Road frontage, covering approximately half of the parcel, with both parking and stormwater features to be located between the building and the road frontage. The referral form notes the purpose of the proposed facility is for additional inventory storage, presumably related to their nearby 3.7 million sf regional distribution facility.
Access:	The applicant proposes an internal road that circulates around the proposed building, providing access to parking lots and loading areas. The internal road has two full-access driveways to Morgan Road: a four-lane driveway (two-in/two-out) in the northern part of the site's frontage and a two-lane driveway (one-in/one-out) in the southern part of the site's Morgan Road frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements.
Parking:	Parking lots will be located along the front of the building and at the sides, near the front of the building, containing 245 regular spaces, 8 ADA spaces, and 57 spaces allocated to fleet parking. Tractor trailer loading areas will be located along the southern side of the building, near the rear, containing 10 loading spaces/bays. Crosswalks are shown connecting the parking lots to the proposed building.
Easements:	Per the Land Title Survey dated 4/2026:

· The eastern boundary of the site in the northeast corner, abutting the power lines/railroad tracks, contains multiple easements: a 40'-wide Niagara Mohawk easement, a 50'-wide tree clearing easement to Niagara Mohawk, a 30'-wide Woodard Drainage District easement, and a 20'-wide right-of-way to Syracuse Woodard Industrial Park Sewer District No. 1. These easements appear to be located outside of subject area for the Amazon facility.

· The subject area for the proposed Amazon facility does not appear to contain any easements, but the Survey depicts sewer infrastructure crossing the site from the east before crossing to the north. Per the Overall Utility Plan dated 6/22/26, the sewer line appears to run adjacent to the rear of the proposed development.

Landscaping: Per the Overall Landscape Plan dated 6/22/26, it appears plantings, shrubbery, and trees will be planted along the Morgan Road frontage, trees will be installed around the front parking lot and in planting islands, and plantings will be located near the entrance to the building.

Lighting: Photometric Plans dated 6/22/26 were included with the referral materials. Per the Environmental Assessment Form (EAF) dated 6/23/26 "building and site lighting fixtures throughout the site to properly illuminate the site for safety and security. Lighting will be dark-sky compliant."

Stormwater: Per the Overall Drainage Plan dated 6/22/26, multiple stormwater features will be constructed around the development including six "biofilter" swales around the perimeter of the parking/internal roadway and two wet ponds to be constructed along the southern boundary of the subject area.

Per the Environmental Assessment Form (EAF) dated 6/23/26, 18.5 acres of land will be physically disturbed resulting in 12.03 acres of impervious surface. Per the EAF, stormwater will be directed to "on-site stormwater management areas."

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

Drinking Water: A new connection to public drinking water is proposed to serve the new facility which is anticipated to require 2,200 gallons of drinking water per day. Per the EAF, water will be provided by the Town of Clay Uniform Water District.

Wastewater: A new connection to the public sewers is proposed to serve the new building. Per the Detailed Utility Plan dated 6/22/26, the applicant proposes connection to the existing 12" sewer main crossing the property. A new 20'-wide easement is proposed for the sewer infrastructure.

The site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) 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 (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.

Wetlands: GIS mapping shows portions of the site may contain state and federal wetlands. Small patches of NYS Informational wetland are located along the southern and northern parcel boundaries and a federally regulated riverine wetland crosses the northeast wooded corner of the site to connect to a federally regulated channel which appears to be located along the rear parcel boundary.

Wetlands are not depicted on the referred maps. Per the EAF, 2.7 acres of the site contains wetlands and this will remain. Jurisdiction and/or location of the wetlands is not discussed on the EAF.

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.

Bike/Ped/Transit: Per aerial imagery, there are no sidewalks along Morgan Road and per the plans, none are proposed.

Per the Central New York Regional Transportation Authority (CENTRO), Morgan Road in this area has public transit service and the closest bus stops are located on Grampian Road, within 0.25 miles of the site.

Other: The project is within 2,000 feet of multiple sites (IDs: V00202, 734125, 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from 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 Case # Z-26-169

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 Mud Mill, LLC (Peter Paragon) for the property located at 5718 Mud Mill 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 Mud Mill Road (Route 16), a county road, and Interstate Route 81, a state highway; and

WHEREAS, the applicant proposes a 5,250 sf addition to an existing commercial building, expansion of outdoor storage, and installation of a stormwater basin on a 63.33 acre-parcel 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 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 Mud Mill 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 Michael LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss-Yes; Michael LaFlair-Yes; Renee Dellas-Yes; Don Radke-Yes

Case Number: Z-26-169
Type of Action: SITE PLAN
Applicant: Mud Mill, LLC (Peter Para

RelatedCases:

Referring Board: Town of Cicero Planning Board

Date Received: 7/1/2026
30-Day Deadline: 7/31/2026

Located: at 5718 Mud Mill Road

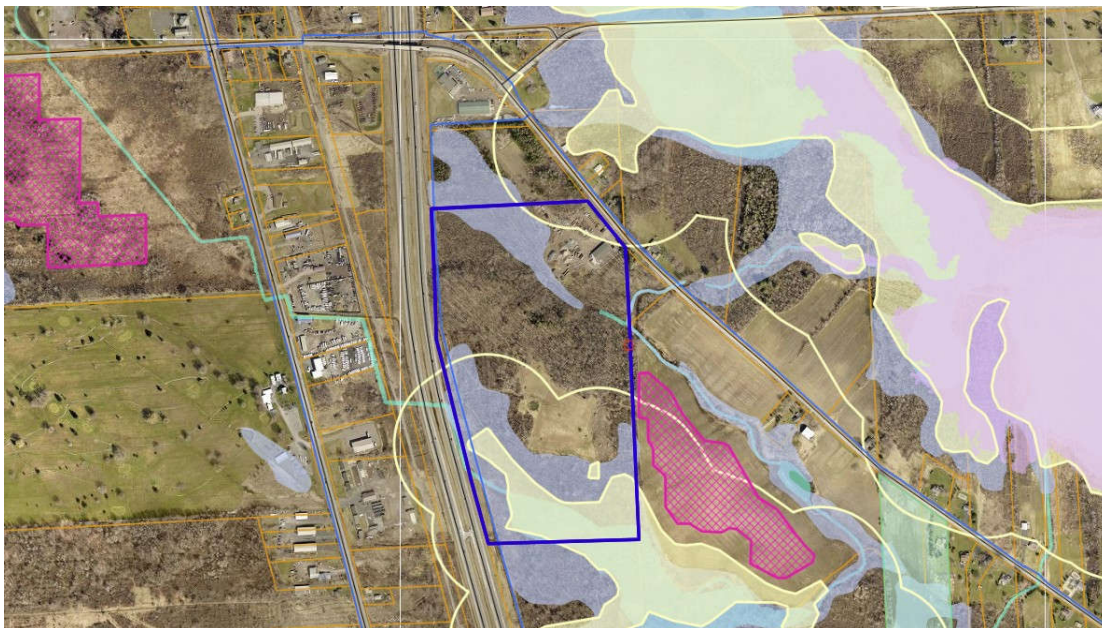
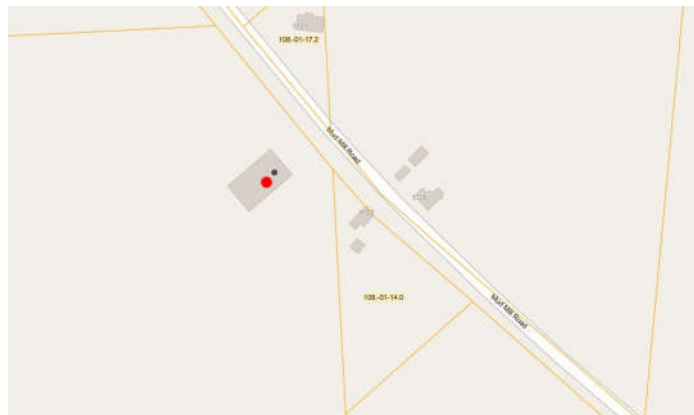
Tax Map Id: 108.-01-02.1

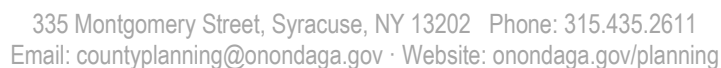
JURISDICTION:

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 Mud Mill Road (Route 16), a county road, and Interstate Route 81, a state highway

Summary:

the applicant proposes a 5,250 sf addition to an existing commercial building, expansion of outdoor storage, and installation of a stormwater basin on a 63.33 acre-parcel in an Industrial zoning district





STAFF REVIEW:

Past Board Reviews:	The site and the two adjacent parcels to the north are owned and utilized by the same owner. ·Site plan referral (Z-14-292) for current site to construct an 8,750 sf building to store vehicles, equipment, and materials. The Board recommended Modification, advising the applicant to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage report to the Onondaga County Department of Transportation (OCDOT). The Board also advised the sewage disposal plan must be approved by the Onondaga County Department of Health (OCHD), to contact the OCDOT regarding a permit for any work within the County right-of-way, and to get appropriate permits/approvals from the NYS Department of Environmental Conservation (DEC) and US Army Corps of Engineers (USACE). ·Site Plan referral (Z-06-396) to establish a repair shop and parking area for heavy equipment on the northernmost parcel. The Board made similar recommendations.
Location:	The site is located in the northwest corner of the Town of Cicero, near Oneida Lake. The three parcels utilized by Paragon Environmental Construction, Inc are located along Mud Mill Road, near its intersection with Ladd Road. Interstate 81 abuts the site to the rear. The area is characterized by large parcels containing woodlands, agriculture, or low-density residential.
Existing Site Layout:	The primary business is located on the northernmost parcel and the current site is the southernmost parcel. The site contains an existing 70'x125' building and a gravel laydown yard for outdoor storage of materials, vehicles, and equipment. The remainder of the site appears to be covered with woodlands and a small lawn area.
Access:	The site has an existing driveway with a heavy duty pavement driveway curtain to Mud Mill Road. The site also has internal connections to the northern parcels, and the northernmost has two existing driveways to Mud Mill Road. No changes to the existing access are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Mud Mill Road must meet Department requirements.
Proposed Site Layout:	The applicant proposes a 5,250 sf (70'x75') addition to the rear of the existing building and expand the laydown yard to surround the addition.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/25/26, 0.50 acres of the site will be disturbed by the proposed project. Per the Preliminary Site Plan, an existing stormwater management area is located to the rear of the building and proposed addition. A proposed drainage swale will drain stormwater from the side of the laydown yard to the existing stormwater 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.

Other: Per the referral notice, the site does not have existing drinking water or wastewater service to the site. No changes are proposed.

Wetlands: GIS mapping shows the southern portion of the site may contain a NYS wetland and federally regulated riverine wetland. A NYS wetland may also be located crossing the northern portion of the site with possible connection to an additional federally regulated stream near the site's eastern boundary.

Wetland boundaries and their location in relation to on-site structures are not depicted on the Preliminary Site Plan.

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

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 Preliminary Site Plan it appears that some trees will be removed as part of the proposed project.

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

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

OCPB Case # Z-26-171

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 CNY Golf Shop & Range (Monique Peterson) for the property located at 8457 Brewerton Road; and

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

WHEREAS, the applicant proposes to construct a 2,400 sf building, expand parking, and improve landscaping on a 12.8-acre parcel in a General Commercial (GC) zoning district; and

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

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Brewerton Road access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County 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 motion was made by Michael LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss-Yes; Michael LaFlair-Yes; Renee Dellas-Yes; Don Radke-Yes

Case Number: Z-26-171
Type of Action: SITE PLAN
Applicant: CNY Golf Shop & Range

Related Cases:

Referring Board: Town of Cicero Planning Board

Date Received: 7/1/2026
30-Day Deadline: 7/31/2026

Located: at 8457 Brewerton Road

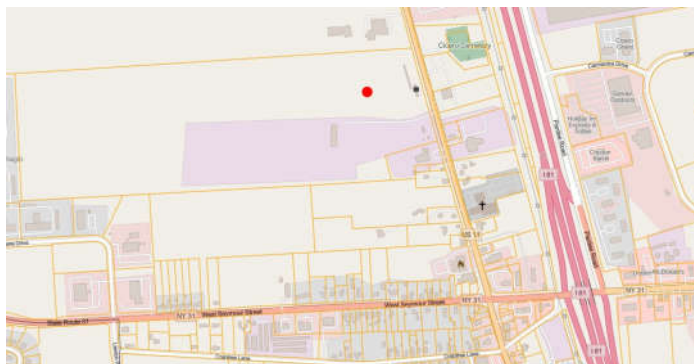
Tax Map Id: 091.-01-03.0

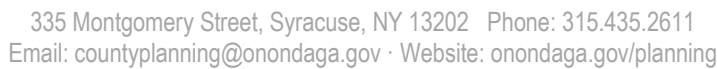
JURISDICTION:

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

Summary:

the applicant proposes to construct a 2,400 sf building, expand parking, and improve landscaping on a 12.8-acre parcel in a General Commercial (GC) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-08-258) to install an office trailer on site. The applicant was advised to coordinate with the NYS Department of Transportation (NYSDOT) regarding driveway access to the site.
Location:	The site is located along the west side of Brewerton Road (US Route 11), north of its intersection with NYS Route 31. Nearby uses include RV dealerships, an electrical worker union and training facility, and auto and motorcycle sales and service businesses.
Existing Site Layout:	Per the Overall Site & Uses Plan dated 5/4/26, the site is utilized by four businesses, but is divided into three distinct areas: the CNY Golf Shop & Range in the northeast corner along Brewerton Road, a portion in the southern half occupied by Tri State Auto Auction, which per areal imagery appears to contain hundreds of parked cars, and a portion of the southern Brewerton Road frontage used by Mike Wallace Auto Sales and Paul Hiltbrand Auto Sales, and the majority of the site which is noted as vacant and appears to be covered in woodlands. The subject area contains the CNY Golf Shop & Range which appears to be a small parking lot, an approximately 1,800 sf building, miniature golf course, and massive lawn area/driving range.
Access:	The golf facility has a circular driveway to Brewerton Road and a single, full-access driveway to Brewerton Road. The three auto businesses share usage of a separate driveway to Brewerton Road. The existing driveways will continue to be utilized. The southern driveway will be narrowed to 22'-wide and the northern driveway curtain will be widened. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Proposed Site Layout:	Per the Site Plan dated 5/4/26, the applicant is proposing to construct a 2,400 sf (30'x80') building addition to the southern side of the existing building. The addition will be located along the existing parking lot. Other site changes include removal of the existing mini golf course, expansion of the parking area from the northern side of the existing lot, and removal of the existing dumpster enclosure and construction of a new dumpster enclosure at the north side of the proposed parking lot expansion. Per the First Floor Plan dated 5/22/26, the addition will contain multiple simulators.
Easements:	A 20'-wide "Probable Sanitary Sewer Easement" is located along the Brewerton Road frontage. It appears the existing driveways and parking encroaches into the easement. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Parking:	The proposal will result in a 47-space parking lot.
Landscaping:	Per the Site Plan, trees and shrubbery will be installed along road frontage, near the building, and around the parking area.

Drinking Water: The site is served by public drinking water and an increase in demand is anticipated.

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

Wastewater: The site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. Per the referral notice, an increase in flow is anticipated.

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. Additionally, unless it can be demonstrated that anticipated sanitary flows will not change from previous flows, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

Wetlands: GIS mapping shows multiple areas of possible NYS wetlands within the wooded rear of the site and along the southern boundary in the portion of the site utilized by the auto auction business. A federally regulated riverine wetland appears to enter the site to the rear of the auto auction business. It appears there are no wetlands within the CNY Golf Shop portion of the site.

The plans and the EAF do not address the presence of wetlands on site.

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.

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

OCPB Case # Z-26-174

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of East Adams Redevelopment Phase III for the property located at 927 South State Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities; and

WHEREAS, the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Use (MX-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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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

Case Number: Z-26-174
Type of Action: SITE PLAN
Applicant: East Adams Redevelopm

RelatedCases:

Referring Board: City of Syracuse Planning
Commission

Date Received: 7/2/2026
30-Day Deadline: 8/1/2026

Located: at 927 South State Street

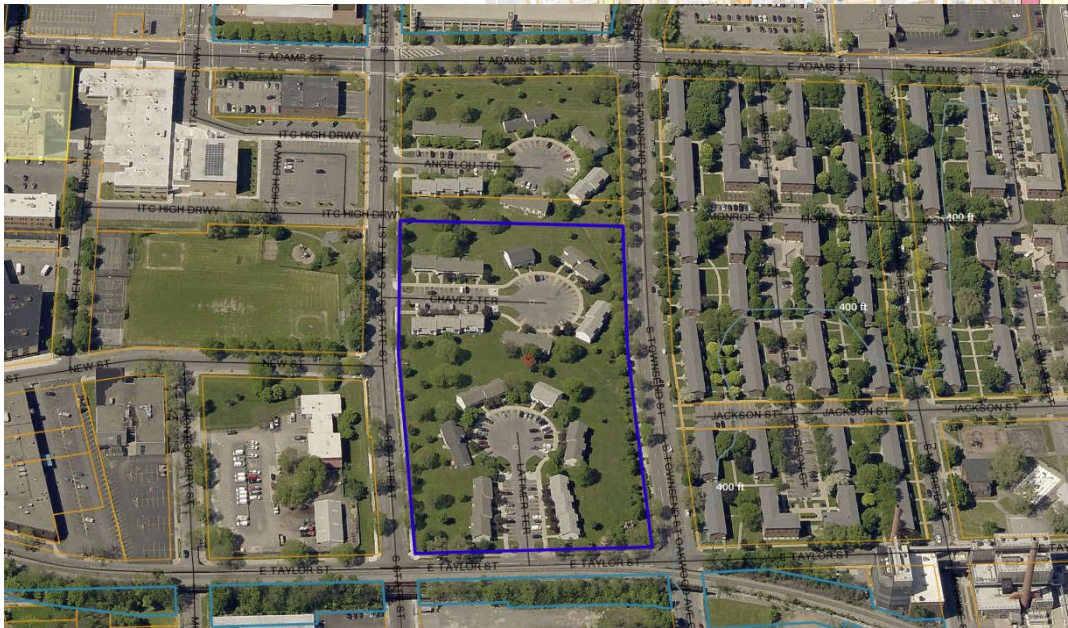
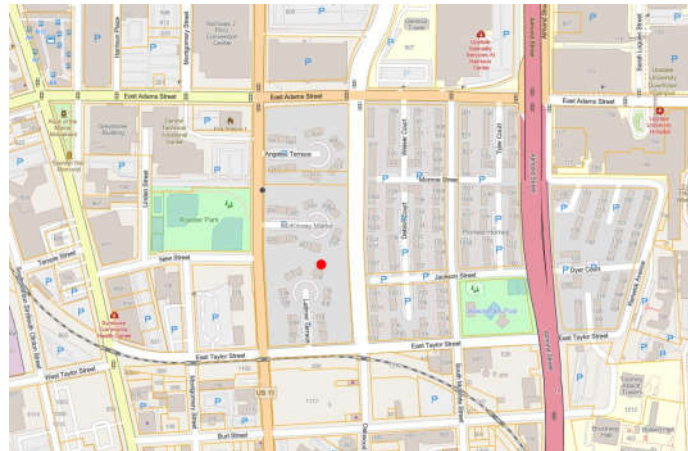
Tax Map Id: 095.-08-01.4

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities

Summary:

the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district





Z-26-174

[illegible]

STAFF REVIEW:

Past Board Reviews:	· Subdivision and site plan referrals (S-23-32, Z-23-287) to subdivide the three cul-de-sacs, Angelou Terrace, Chavez Terrace, and Latimer Terrace, into new lots and construct 133 mixed-income units across 6 multi-unit buildings on the northernmost lot. This proposal is currently being constructed. · Subdivision referral (S-24-43) to divide a portion of the site into two new lots. The Board held No Position on all three referrals.
Location:	The site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse. Adjacent parcels contain additional apartment complexes, a fire station, the Oncenter and its parking garage, and an Upstate Medical University Residence Hall.
Existing Site Layout:	The site contains Chavez Terrace, a cul-de-sac surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on South State Street and South Townsend Street.
Access:	The existing cul-de-sac has driveway access from South State Street. Proposed access will come from South Townsend Street.
Project Detail:	Per the Project Description dated 5/29/26, this referral is Phase 3 of the “ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative.” The applicant proposes to redevelop the site into a complex comprised of two apartment buildings and three attached townhouse buildings to contain 147 mixed income dwelling units. On-site commercial spaces will be constructed for “offices and other future tenants”. Proposed amenities include an outdoor play area, community room, a fitness center, and EV charging stations. It’s noted “the project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements.”
Proposed Site Layout:	Per the Site Plan dated 6/1/26, the five buildings will be constructed along the perimeter of the site with a 64-space parking lot at the center. Outdoor play areas will be located between the buildings and the parking lot. A community patio will be constructed between Buildings A and B.
Landscaping:	Per the Landscape Plan dated 6/1/26, trees and shrubbery will be installed along road frontages, next to buildings, and around the parking lot, including a planting island within the parking lot.
Bike/Ped/Transit:	The Site Plan depicts roadside sidewalks along with an internal sidewalk network connecting the buildings and parking lot.
Stormwater:	Per the Grading & Drainage Plan dated 6/1/26, stormwater infrastructure will be installed beneath outdoor spaces and the parking lot and appears to connect to stormwater infrastructure along South Townsend Street. The Environmental Assessment Form (EAF) dated 4/22/2026 is for the whole project and does not address individual Phases.

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 proposed development will connect to City of Syracuse drinking water.

Wastewater: The proposed development will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plant service area.

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

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

Other: The project is within 2,000 feet of multiple sites (IDs: 734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Historic Resources: The site is located near the Wilson Park which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places

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

OCPB Case # Z-26-175

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of National Grid/Micron for the property located at 4459 State Route 31 and 8720 Caughdenoy 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 State Route 31, a state highway, and Caughdenoy Road (Route 49), a county highway; and

WHEREAS, the applicant proposes to expand an existing National Grid Regulator Station located at 4459 State Route 31, develop a new natural gas station at 8720 Caughdenoy Road and run a new service line to Caughdenoy Road location in Government (GOV) and Industrial 2 (I-2) zoning districts; and

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

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

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

Case Number: Z-26-175
Type of Action: SITE PLAN
Applicant: National Grid/Micron

RelatedCases:

Referring Board: Town of Clay Planning Board

Date Received: 7/2/2026
30-Day Deadline: 8/1/2026

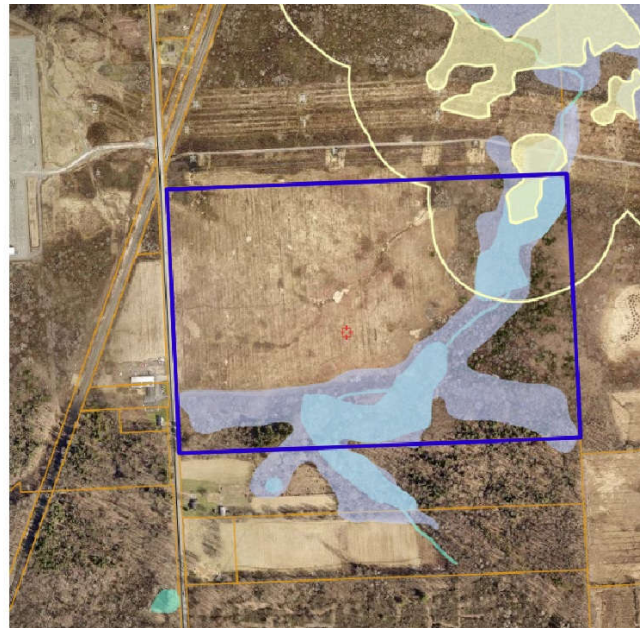
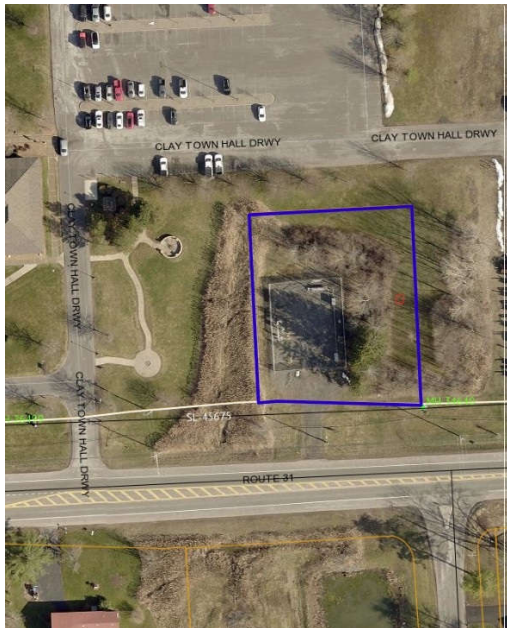
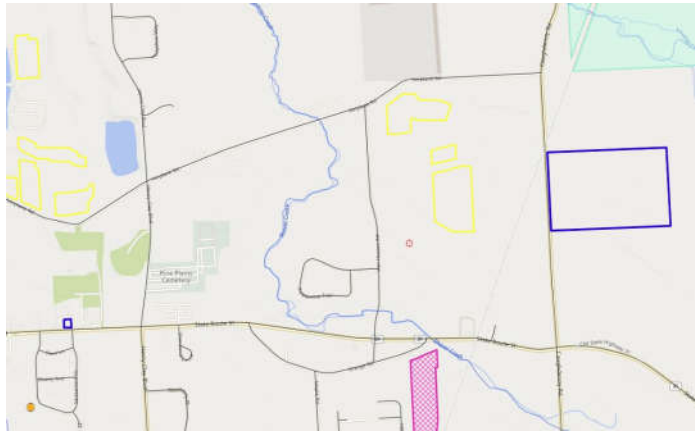
Located: at 4459 State Route 31 and
8720 Caughdenov Road
Tax Map Id: 029.-01-13.1; 048.-01-01.0

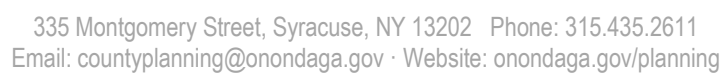
JURISDICTION:

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 State Route 31, a state highway, and Caughdenov Road (Route 49), a county highway

Summary:

the applicant proposes to expand an existing National Grid Regulator Station located at 4459 State Route 31, develop a new natural gas station at 8720 Caughdenov Road and run a new service line to Caughdenov Road location in Government (GOV) and Industrial 2 (I-2) zoning districts





STAFF REVIEW:

Past Board Reviews: The Board has reviewed multiple cases related to the Micron project:

- Site Plan (Z-25-290) and Area Variance (Z-25-291) referral for the manufacturing facility,
- Site Plan (Z-25-292) and Area Variances (Z-25-293) for an associated rail spur project, across Caughdenoy Road from the Micron site.
- Subdivision referrals (S-25-42) to combine 34 parcels into one new 819-acre lot for the lands within the Town of Clay and (S-26-5) to add additional lands within the Town of Cicero to the site.

Two local laws and a zone change referral related to the White Pine Commerce Park (Z-24-258, Z-25-50, Z-23-158).

Existing Site Layout: The applicant is proposing expansion of a National Grid gas line from NYS Route 31 and running service to Caughdenoy Road. The proposal involves changes to two locations.

NYS Route 31 site: A 0.61-acre parcel containing an existing National Grid regulator station. The existing station is a gravel area containing gas infrastructure, surrounded by fencing. This parcel is surrounded by Town of Clay property including Town Hall to the west and the Clay Department of Public Works (DPW) complex to the east, and Clay Park (north) to the rear.

Caughdenoy Road site: A 99.05-acre parcel included in the main Micron campus. This portion of the Micron campus is a contiguous area bound by NYS Route 31, Caughdenoy Road, and Burnet Road. The subject parcel is located along Caughdenoy Road, south of National Grid power lines. The subject area is located in the northwest corner of the parcel, adjacent to Caughdenoy Road, immediately south of the intersection of Caughdenoy Road and railroad tracks belonging to NY Central Lines. Per the Site Overview Plan dated 6/19/2026, the subject area will include the location of the metering station and a portion of the Caughdenoy Road frontage to the north and south of the station.

Project Detail: NYS Route 31 site: Per the Overall Station Plan dated 6/30/26, the applicant is proposing installation of additional equipment and gas mains within the existing parcel. The existing fence will be removed and a new 8'-tall fence will be installed around the expanded gravel area.

Caughdenoy Road site: Per the Micron meter/Regulation Site GLM Permit Plan Site Plan dated 6/19/26, the applicant is proposing installation of a Micron Gas Metering Station (GLM). The GLM will contain a fenced-in gravel area, housing concrete pads, and gas infrastructure. A 16" gas main will enter the subject area from the south along the Caughdenoy Road frontage.

Access: NYS Route 31 site: The site has an existing driveway to NYS Route 31. No changes are proposed.

Caughdenoy Road site: A 22'-wide driveway to Caughdenoy Road is proposed to allow access to the metering station. An additional 16'-wide temporary construction entrance is proposed for the northern portion of the road frontage.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all

existing or proposed driveways on Caughdenoy Road must meet Department requirements.

Easements: Per the referral notice, "Gas Line will run underground through Existing National Grid easements."

NYS Route 31 site: Per the Temp & Permanent Easement Plan dated 12/10/2020, a 20'-wide easement to Niagara Mohawk Power Corporation surrounds the National Grid parcel. Per the Existing Topographic Conditions GRS 147A – Route 31 Installation Map dated 5/23/19, existing sanitary sewer infrastructure is located along the NYS Route 31 frontage.

Caughdenoy Road site: Per the Site Plan, the GLM and gas main will be located within a Permanent Easement.

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.

Stormwater: Per the Environmental Assessment Form (EAF) dated 6/26/26, 6.5 acres of the site will be disturbed by the proposed project and a Stormwater Pollution Prevention Plan (SWPPP) was prepared and submitted to the Town with the application. The SWPPP was not included with the referral materials.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Wetlands: NYS Route 31 site: Per the Overall Station Plan dated 6/30/2026, existing wetlands are located adjacent to the western site boundary and on site along the northern and eastern boundaries. Wetland delineation information is not provided.

Caughdenoy Road site: GIS mapping shows the subject parcel may contain state and federal wetlands along the southern boundary and eastern boundaries. The subject area within this parcel does not appear to encroach on wetlands and no wetlands are depicted on the plans for this location.

Per the EAF Part 1 Supplemental Responses, Question 13. Wetlands: "Permanent impacts of 0.087-acres to Federally regulated wetlands and 1.354-acres to NYS regulated freshwater wetlands, 0.027-acres of Federally regulated forested wetland conversion and 1.586-acres of forested conversion NYS regulated adjacent area, 175 linear feet of Federally regulated stream impacts (affecting 1,050 sq. ft), as well as temporary impacts of 7.029-acres of Federally regulated wetlands, 5.359-acres to NYS regulated freshwater wetlands and 4.784-acres to NYS regulated adjacent area."

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

Other: Neither site has existing public drinking water or wastewater service. No changes are currently proposed.

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

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Clay Planning Board
FROM: Troy Waffner, Director of Planning
DATE: Thursday, July 9, 2026
RE: GML Administrative Review - at 4035 State Route 31
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-26-167
REFERRING BOARD: Town of Clay Planning Board
DATE RECEIVED: 6/25/2026
TYPE OF ACTION: SITE PLAN
APPLICANT: APD Engineering and Architecture
LOCATION: at 4035 State Route 31
WITHIN 500' OF: Route 31 and Route 481, both state highways
TAX ID(s): 021.-01-05.4
PROPOSAL: The applicant proposes to remodel an existing Burger King restaurant on a 1.9-acre parcel in a Regional Commercial (RC-1) zoning district with a Highway Type A overlay. The Burger King restaurant is located in a commercial plaza along NYS Route 31, adjacent to NYS Route 481 in the Town of Clay. Also in this shopping plaza are a Wegmans grocery store, a Comfort Inn & Suites, an Applebee's restaurant, and a Mobil fueling station.

Per the Site Development Plans dated 4/30/26, the applicant renovating an existing Burger King restaurant to reflect current branding including updating signage, renovating parking lot with new bollards, restriping, painting new directional arrows, updates to ADA parking spaces, and installing a 9'x15' concrete pad. Other updates include painting light poles and replacing menu signage.

RECOMMENDATION: No Position

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Village of North Syracuse Planning Board
FROM: Troy Waffner, Director of Planning
DATE: Thursday, July 9, 2026
RE: GML Administrative Review - at 901 S Bay Road
RECOMMENDATION: Modification

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-26-168

REFERRING BOARD: Village of North Syracuse Planning Board

DATE RECEIVED: 6/26/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Samos Media, LLC

LOCATION: at 901 S Bay Road

WITHIN 500' OF: South Bay Road (Route 208), a county highway, Route 481 and Interstate 81, both state highways, and the municipal boundary between the Village of North Syracuse and the Town of Cicero

TAX ID(s): 014.-03-01.0

PROPOSAL: The applicant proposes to erect a digital off-premise billboard sign on a 0.1349-acre parcel in a Commercial (C-2) zoning district. The site contains a Budget Inn and is located at the intersection of Tuller Road, a local road, and South Bay Road, a county highway, and abuts the interstate ramp from I-81 to I-481 to the south. The motel building is located in the northeast corner of the site, along the Tuller Road frontage. The site is accessed via Tuller Road by an asphalt driveway leading to the building parking lot and an unrestricted gravel driveway to an open gravel area.

Per the Sketch Map Lands of Noori, Inc dated 12/15/25, the applicant is proposing construction of a 10.6'x36' center mounted, double-faced digital billboard in the southwest corner of the site. Per the referral materials, the billboard will not exceed 40' in height. Per aerial imagery, the billboard will be installed adjacent to the interstate ramp and may be viewable from Interstate 481.

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

Per GIS mapping, the subject area encroaches into the floodplain and possibly the floodway of a federally regulated riverine wetland running adjacent to the site. The site also appears to be located within the 100'-buffer of a NYS wetland. The wetland, floodplain, and floodway are not shown on the plans and the Environmental Assessment Form (EAF) dated 4/30/26 does not address the presence of floodplain, floodway, or adjacent federal wetland.

- ADVISORY NOTE(S):**
1. Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.
 2. Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and/or 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 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.
 3. The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards 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.

RECOMMENDATION: Modification

Modification(s): 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. Additionally, any boundaries for the floodway, floodplain, and delineated wetlands/buffers must be shown on the plans prior to, or as a condition of, municipal approval of the site plan.

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 Village of Camillus Village Board
FROM: Troy Waffner, Director of Planning
DATE: Thursday, July 9, 2026
RE: GML Administrative Review - at 10 Elderkin Avenue
RECOMMENDATION: No Position With Comment

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

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

CASE NUMBER: Z-26-170
REFERRING BOARD: Village of Camillus Village Board
DATE RECEIVED: 7/1/2026
TYPE OF ACTION: SPECIAL USE PERMIT
APPLICANT: Danielle Maxwell
LOCATION: at 10 Elderkin Avenue
WITHIN 500' OF: North Street (Route 36), a county highway and Main Street (Route 174), a state highway
TAX ID(s): 001.-04-23.0
PROPOSAL: The applicant is requesting a special permit to construct a 2,400 sf storage building for personal use on a 0.463-acre parcel in a Residential (R) zoning district. The site is located in a residential neighborhood, north of the Village Main Street area. The 40'x60'x19' building is to be utilized for storing and restoring antique vehicles. Per the modified survey included with the referral materials, the new building will be installed at the rear of the parcel. No other site changes are detailed in the referral materials. Extension of the driveway to the rear of the parcel is not detailed, but per aerial imagery, the applicant has previously parked vehicles to the rear of the existing garage and driveway.

Per the referral materials, a bathroom will be installed in the new barn. The site is located in the Metropolitan Wastewater Treatment Plant and Camillus and Westside Pump Stations service areas.

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

ADVISORY NOTE(S): 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>

RECOMMENDATION: No Position With Comment

Comment(s): The Village is encouraged to require landscaping or natural screening of the proposed structure to both buffer the visual impact of this large structure and mitigate stormwater runoff.

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 Village of Manlius Zoning Board of Appeals
FROM: Troy Waffner, Director of Planning
DATE: Thursday, July 9, 2026
RE: GML Administrative Review - at 315 Fayette Street
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-26-172

REFERRING BOARD: Village of Manlius Zoning Board of Appeals

DATE RECEIVED: 7/1/2026

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Design Shop Signs & Graphics Inc.

LOCATION: at 315 Fayette Street

WITHIN 500' OF: Highbridge Road and Fayette Street (both Route 92) and Fayetteville Manlius Road and Fayette Street (both Route 257), all state highways

TAX ID(s): 023.-01-03.1

PROPOSAL: The applicant is requesting an area variance to allow replacement of the sign at the Sno-Top ice cream shop on a 2.76-acre parcel in a Commercial (C-1) zoning district in the Village of Manlius. Sno-Top is an iconic, standalone ice cream stand on Fayette Street in the heart of the Village. The business is located along the road frontage with a shopping plaza and associated parking to the rear. The existing sign (dimensions not detailed) projects from the roof of the building.

The applicant requests an area variance to allow the existing sign to be replaced with an 8'x4' double sided, internally lit sign depicting an ice cream cone with "Sno Top" in blue lettering. The requested sign deviates from Village Code by being internally lit, the color of the raised lettering is not uniform, the sign and extension are to be above the roof line, the sign is proposed to project 3' from the building, and the 32 sf sign exceeds the maximum 12 sf allowed by Village Code.

RECOMMENDATION: No Position

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