



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

August 24, 2026

I. ATTENDANCE

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

MEMBERS PRESENT

Michael LaFlair
Marty Masterpole
Craig Dennis
Renee Dellas

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Kathryn Ryan
Annie Amidon

GUESTS PRESENT

James Fensken

II. CALL TO ORDER

The meeting was called to order at 9:00 AM on August 24, 2026.

III. APPROVAL OF MINUTES

Minutes from August 5, 2026 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were submitted as follows: Michael LaFlair - yes; Marty Masterpole - yes; Craig Dennis - yes; Renee Dellas - yes.

IV. OTHER BUSINESS

The OCPB received a request from the Clay Town Board for approval of a local road name change from Plantation Boulevard to Owen Honors Boulevard in the Town of Clay. The Board voted unanimously to schedule a public hearing regarding the proposed name change, in accordance with Local Law No. 1972. The public hearing is to be held on 9/16/2026 at 11:00am at the Carnegie Building, 1st Floor conference room, located at 335 Montgomery St, Syracuse, NY.

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

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

Summary

Z-26-193	TSaITB	No Position With Comment
Z-26-194	TTuITB	Modification
Z-26-195	TClITB	Modification
Z-26-196	TClIZBA	No Position With Comment
Z-26-197	TClITB	No Position With Comment
Z-26-198	TSkaTB	No Position
Z-26-199	TSkaTB	No Position
Z-26-200	TSkaTB	No Position
Z-26-201	VLivPB	Modification

Z-26-203	TCamPB	<i>Disapproval</i>
Z-26-204	TDewTB	<i>No Position</i>
Z-26-205	TClaPB	<i>Modification</i>
Z-26-206	TClaPB	<i>No Position</i>
Z-26-207	CSyrZBA	<i>No Position With Comment</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-202	CSyrPB	<i>No Position</i>
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VII. ADJOURNMENT

The meeting adjourned at 9:51AM.

OCPB Case # Z-26-193

- 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 Saba Shahid for the property located at 400 Buckley 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.29-acre parcel from Neighborhood Commercial (C-1) to Multiple-Family Residential/Commercial (R-5) to accommodate a new restaurant in an existing building; 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:

While the Board has no position regarding the proposed zone change, every municipal review provides the opportunity to improve site function and community appearance. The applicant and municipality are encouraged to improve aesthetics and safety by removing parking and paved surfaces from the Buckley Road frontage of the site, and reducing paved areas on the corner and side yards to the extent practicable, in favor of lawn and landscaping.

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

STAFF REVIEW:

Location:	The site is west of I-81 and south of I-90, on the corner of Buckley Road, a county-owned road, and Norwood Avenue, a town road. The area is characterized by a predominately residential neighborhood.
Existing Site Layout:	The 0.3-acre parcel contains a two-story, vacant mixed-use building with approximately 50' of frontage on Buckley Road and approximately 256' of frontage on Norwood Avenue. The site is directly adjacent to residential uses. The remainder of the corner parcel is paved for parking and access, with the exception of a small lawn area at the rear. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
Past Board Reviews:	The Board previously reviewed site plan and special permit applications (Z-10-443 and Z-10-447) to establish a gravel parking area behind commercial building (Last Stop Italian Bakery).
Project Detail:	The applicant is requesting a zone change from Neighborhood Commercial (C-1) to a Multiple-Family Residential/Commercial (R-5) zoning district to accommodate a new Asian fusion take-out restaurant in an existing vacant first-floor commercial space within the mixed-use building. It is unclear whether any second-story uses are proposed. Referral materials indicate that separate site plan review and area variances may be requested for the site.
Proposed Zoning:	The intent of the Multiple-Family Residential/Commercial (R-5) zoning district is to provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved with limited commercial uses on the first floor also permitted.
Drinking Water:	Per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed.
Wastewater:	Per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area. Per the referral notice, no changes to the existing infrastructure are proposed. 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 sites C734118 and C734154 in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Other:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Bike/Ped/Transit:	Per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located directly adjacent to the site.
Other:	The site is located near the following natural communities: 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).

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

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

OCPB Case # Z-26-194

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 Tully Town Board at the request of TPTT, LLC for the property located at 449 NYS Route 281; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 281 and Route 81, both state highways, and the municipal boundary between the Town of Tully and the Village of Tully; and

WHEREAS, the applicant is requesting site plan review for an existing warehouse/office building on a 2-acre parcel in a Business (B-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 recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

The New York State Department of Transportation require the applicant to submit a site plan for review, and notes that access to NYS Route 281 must meet commercial driveway standards. Any changes required by the NYSDOT must be reflected on the approved site plan.

The municipality is advised to confirm that noted ingress/egress and utility easements have been finalized and recorded, and permissions are in place for existing driveways to occur within said easements.

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

Case Number: Z-26-194
Type of Action: SITE PLAN
Applicant: TPTT, LLC

Related Cases:

Referring Board: Town of Tully Town Board

Date Received: 8/7/2026
30-Day Deadline: 9/9/2026

Located: at 449 NYS Route 281

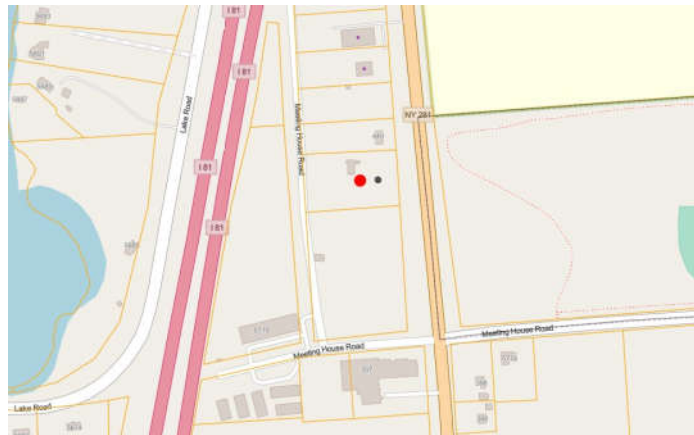
Tax Map Id: 107.-02-04.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 281 and Route 81, both state highways, and the municipal boundary between the Town of Tully and the Village of Tully

Summary:

the applicant is requesting site plan review for an existing warehouse/office building on a 2-acre parcel in a Business (B-1) zoning district





STAFF REVIEW:

Location:	2-Acre parcel on NYS Route 281, just outside the Village of Tully, and across from municipally owned lands containing the Tully Municipal Building. SUNY ESF crop land is northeast of the site. Interstate 81 is approximately 250 feet to the west of the site.
Past Board Reviews:	At the time of construction, the applicant was not required to submit a site plan for local board approval. This review is intended to correct and satisfy local approval requirements. The narrative states the Town has issued a building permit and certificate of occupancy for the project. Z-20-220 and 221: Site Plan and Special Permit to construct a 150' Verizon wireless telecommunications tower on a 10,000 sf leased portion of the subject parcel. The 7.5-acre parcel has since been subdivided into multiple parcels, and is now on an adjacent parcel from the current subject site.
Existing Site Layout:	The project narrative states a steel warehouse occurs on the site, and houses office, retail and storage space. A submitted survey map (7/27/2022) shows a 191' x 60' building on the site, surrounded by a gravel area for parking, storage and access. Aerial photography shows the building, with a front entry portico, is surrounded by an open gravel area, connected to the parcel to the north. The rear of the site appears to serve as outdoor storage. The narrative cites no outdoor storage is proposed.
Access:	An existing gravel driveway provides primary access from NYS Route 281, and a second driveway occurs from Hazel's way, a local road. The narrative notes parking for 6 vehicles at the frontage of the building, with additional parking along the sides of the building. ADVISORY NOTE: The driveway onto Route 281 requires highway access and work permits from the NYS Department of Transportation and is subject to the availability of sight distance.
Easements:	The survey shows a proposed 30' wide ingress/egress easement and proposed 10' wide utility easement crossing the northern boundary of the site, affiliated with the telecommunications tower located on the adjacent parcel. The two driveways serving the subject site occur partially within these easements. It is unclear whether these easements have been finalized.
Landscaping:	There is minimal landscaping on site. Aerial photography shows some small evergreen trees have been planted along the frontage.
Stormwater:	The EAF notes less than one acre of site disturbance. The narrative mentions two drainage swales occur, one on the current site and one on the parcel to the south, where a second warehouse building has since been constructed.
Drinking Water:	Drinking water service is provided by an existing drilled well, per the narrative. The location of the existing well is not indicated in submitted materials.
Wastewater:	Sewage disposal is provided with an existing on-site septic system. An Onondaga County Health Department letter approving the sewage disposal plan dated 12/22/20 was included with the referral. The location of the existing well is not indicated in submitted materials.
Historic	The site or a portion of it is located in or adjacent to an area designated as sensitive

Resources:	for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).
Watersheds:	The site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper), as well as principal and primary aquifers.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Streamline Real Estate for the property located at 5380 West Taft 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, West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting two special permits to allow drive-thru services at a new bank and new restaurant on a 4.632-acre parcel in a Regional Commercial (RC-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 recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

1. The New York State Department of Transportation requires the applicant to coordinate Brewerton Road access plans with them. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and complete a Traffic Impact Study (TIS) with a gap analysis at AM/PM peak hours for the full build out 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 applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
 3. The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
1. The Board encourages the Town and applicant to consider reconstruction of sidewalks and planting strips along Brewerton and Taft Roads, set back from the curbline.
 2. The Town is encouraged to carefully review the anticipated intensity of uses on site with vehicle stacking and internal circulation as they relate to the proposed drive-thrus to ensure proper vehicle

flow through the site is maintained.

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

Case Number: Z-26-195
Type of Action: SPECIAL PERMIT
Applicant: Streamline Real Estate

RelatedCases: Z-26-196

Referring Board: Town of Clay Town Board

Date Received: 8/10/2026
30-Day Deadline: 9/9/2026

Located: at 5380 West Taft Road

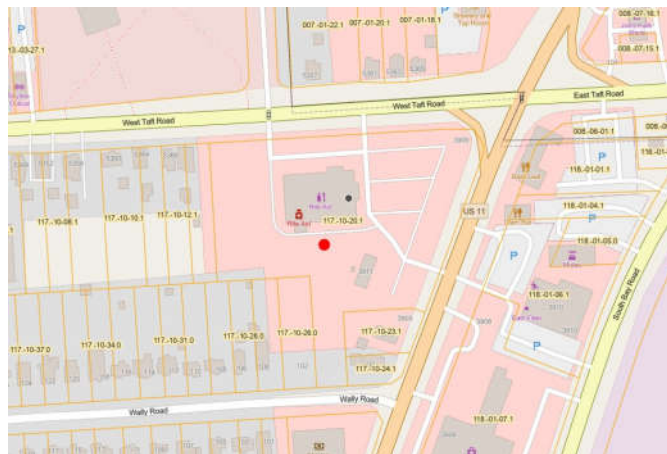
Tax Map Id: 117.-10-20.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse

Summary:

the applicant is requesting two special permits to allow drive-thru services at a new bank and new restaurant on a 4.632-acre parcel in a Regional Commercial (RC-1) zoning district



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

STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-26-55) for an adjacent parcel to allow this proposed development. The Board offered requirements and comments regarding the proposed development: ·To coordinate with the NYS Department of Transportation (NYSDOT) regarding Brewerton Road access and to provide a Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and Traffic Impact Study (TIS) to them. ·To coordinate with the Onondaga County Department of Transportation (OCDOT) regarding West Taft Road access to the site. ·To provide a SWPPP to the Onondaga County Department of Water Environment Protection (WEP) due to the site's location in a County Drainage District. ·The Board offered comments encouraging landscaping and screening of the site, to utilize shared parking to reduce onsite parking, and to consider reconstruction of sidewalks along road frontages, set back from the right-of-way, and with a planting strip along right-of-way.
Concurrent Reviews:	Area variance referral (Z-26-196) to allow a reduction in parking for this proposed project.
Location:	The site is located at the intersection of Brewerton Rd (NYS Route 11) and East Taft Road, a county-owned road, at the intersection known as Sweetheart Corners. The parcel contains a former Rite-Aid pharmacy with parking along both road frontages, a drive-thru restaurant (former coffee shop) also along the Brewerton Road frontage, and a lawn area to the rear of both buildings which also extends to Wally Road, a Town road.
Proposed Site Layout:	Per the Special Permit Plan dated 8/3/26, the former Rite-Aid building will be redeveloped into a 14,500 sf multi-tenant building to contain five tenant spaces including at least one restaurant with drive-thru. A 2,600 sf bank with drive-thru will be constructed to the rear of the former Rite-Aid building, and the existing drive-thru restaurant will remain. The portion of the site extending to Wally Road, currently containing lawn, will be converted to a driveway to Wally Road, lined with 35 parking spaces.
Variances:	The applicant is requesting an area variance to allow 190 parking spaces on site when 237 are required by Town Code. The site currently has approximately 115 spaces.
Access:	Per the Special Permit Plan, it appears the site will retain two existing driveways onto West Taft Road, a full-access and a right-in/right-out driveway. An existing right-in only driveway onto Brewerton Road will be closed and the full-access driveway near the former coffee shop building will be retained. A new full-access driveway to Wally Road, a local road, is proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/31/26, 2.30 acres of the site will be disturbed by the proposed project and the proposal will create an additional

0.77 acres of impervious surface. Per the Special Permit Plan, stormwater management areas will be installed in the northwest corner of the site and between the Wally Road driveway and the coffee shop building.

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.

(cont'd): The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.

Bike/Ped/Transit: Per aerial imagery, an existing asphalt sidewalk, which appears to be in disrepair, is present along the Brewerton Road and West Taft Road frontages. A sidewalk is depicted on the road frontages, along the driveway to Wally Road, connecting the roadside sidewalks to the parking lot, and around the buildings.

It is not clear which portions of the existing sidewalks will be repaired, replaced, or improved.

The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

Drinking Water: The site is served by public drinking water and an increase in use is proposed. Per the EAF, the development is anticipated to utilize 2,500 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 is served by public sewers, is located in the Metropolitan Wastewater Treatment Plant service area, and an increase in wastewater flow is anticipated.

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>.

Landscaping: Landscaping buffers are shown on either side of the Wally Road driveway and adjacent to the western side of the parking lot. Landscaping areas on the plans indicate existing landscaped areas along the road frontages. A landscaping or planting plan was not included with the referral materials.

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

of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Streamline Real Estate for the property located at 5380 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting an area variance to allow a reduction in required parking from 237 spaces to 190 on a 4.632-acre parcel in a Regional Commercial (RC-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 Board takes no position regarding the proposed area varaiance, but offers the following requirements and comments regarding the proposed development:

1. The New York State Department of Transportation requires the applicant to coordinate Brewerton Road access plans with them. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and complete a Traffic Impact Study (TIS) with a gap analysis at AM/PM peak hours for the full build out 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 applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Onondaga County Department of Water Environment Protects requires that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

4. The Board encourages the Town and applicant to consider reconstruction of sidewalks and planting strips, optimally to be set back from the curb line, along Brewerton and Taft Roads.
5. The Town is encouraged to carefully review the anticipated intensity of uses on site with vehicle stacking and internal circulation as they relate to the proposed drive-thrus to ensure proper vehicle flow through the site is maintained.

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

Case Number: Z-26-196
Type of Action: AREA VARIANCE
Applicant: Streamline Real Estate

RelatedCases: Z-26-195

Referring Board: Town of Clay Zoning Board of Appeals

Date Received: 8/10/2026
30-Day Deadline: 9/9/2026

Located: at 5380 West Taft Road

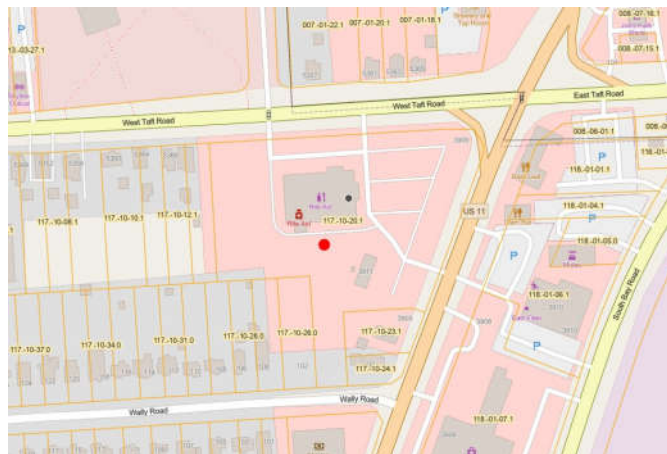
Tax Map Id: 117.-10-20.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse

Summary:

the applicant is requesting an area variance to allow a reduction in required parking from 237 spaces to 190 on a 4.632-acre parcel in a Regional Commercial (RC-1) zoning district



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

STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-26-55) for an adjacent parcel to allow this proposed development. The Board offered requirements and comments regarding the proposed development: ·To coordinate with the NYS Department of Transportation (NYSDOT) regarding Brewerton Road access and to provide a Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and Traffic Impact Study (TIS) to them. ·To coordinate with the Onondaga County Department of Transportation (OCDOT) regarding West Taft Road access to the site. ·To provide a SWPPP to the Onondaga County Department of Water Environment Protection (WEP) due to the site's location in a County Drainage District. ·The Board offered comments encouraging landscaping and screening of the site, to utilize shared parking to reduce onsite parking, and to consider reconstruction of sidewalks along road frontages, set back from the right-of-way, and with a planting strip along right-of-way.
Concurrent Reviews:	Special permit referral (Z-26-195) to allow drive thru services at the proposed bank and restaurant.
Location:	The site is located at the intersection of Brewerton Rd (NYS Route 11) and East Taft Road, a county-owned road, at the intersection known as Sweetheart Corners. The parcel contains a former Rite-Aid pharmacy with parking along both road frontages, a drive-thru restaurant (former coffee shop) also along the Brewerton Road frontage, and a lawn area to the rear of both buildings which also extends to Wally Road, a Town road.
Proposed Site Layout:	Per the Special Permit Plan dated 8/3/26, the former Rite-Aid building will be redeveloped into a 14,500 sf multi-tenant building to contain five tenant spaces including at least one restaurant with drive-thru. A 2,600 sf bank with drive-thru will be constructed to the rear of the former Rite-Aid building, and the existing drive-thru restaurant will remain. The portion of the site extending to Wally Road, currently containing lawn, will be converted to a driveway to Wally Road, lined with 35 parking spaces.
Variances:	The applicant is requesting an area variance to allow 190 parking spaces on site when 237 are required by Town Code. The site currently has approximately 115 spaces.
Access:	Per the Special Permit Plan, it appears the site will retain two existing driveways onto West Taft Road, a full-access and a right-in/right-out driveway. An existing right-in only driveway onto Brewerton Road will be closed and the full-access driveway near the former coffee shop building will be retained. A new full-access driveway to Wally Road, a local road, is proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/31/26, 2.30 acres of the site will be disturbed by the proposed project and the proposal will create an additional

0.77 acres of impervious surface. Per the Special Permit Plan, stormwater management areas will be installed in the northwest corner of the site and between the Wally Road driveway and the coffee shop building.

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.

(cont'd): The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.

Bike/Ped/Transit: Per aerial imagery, an existing asphalt sidewalk, which appears to be in disrepair, is present along the Brewerton Road and West Taft Road frontages. A sidewalk is depicted on the road frontages, along the driveway to Wally Road, connecting the roadside sidewalks to the parking lot, and around the buildings.

It is not clear which portions of the existing sidewalks will be repaired, replaced, or improved.

The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

Drinking Water: The site is served by public drinking water and an increase in use is proposed. Per the EAF, the development is anticipated to utilize 2,500 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 is served by public sewers, is located in the Metropolitan Wastewater Treatment Plant service area, and an increase in wastewater flow is anticipated.

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>.

Landscaping: Landscaping buffers are shown on either side of the Wally Road driveway and adjacent to the western side of the parking lot. Landscaping areas indicate existing landscaped areas along the road frontages. A landscaping or planting plan was not included with the referral materials.

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

of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-197

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of LJB Companies for the property located at 4967 & 4647 State Route 31 and 8686 Henry Clay Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of State Route 31, a state highway, and Henry Clay Boulevard (Route 121) and Grange Road (Route 197), both county highways; and

WHEREAS, the applicant is proposing a zone change on three parcels totaling 50 acres from Residential Agricultural (RA-100) to Planned Development District (PDD), to allow for apartments, townhomes, and commercial buildings; 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 supports the zone change to Planned Development District on this site to allow for flexibility of use, layout and massing to support a Town Center style development. The following comments and recommendations are offered for continued site design and infrastructure coordination:

1. The applicant must continue to coordinate NYS Route 31 access and stormwater management plans with the New York State Department of Transportation. To meet Department requirements, the applicant will be required submit a traffic study for full buildout, a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate with the Town and the Onondaga County Department of Water Environment Protection (OCDWEP) regarding transmission and treatment capacity assurance and public sewer extension requirements to serve the site, and approval of a flow offset plan.
3. Given its size and location along the evolving Route 31 corridor, this development presents an opportunity to establish a transit-friendly, walkable, mixed-use destination that can strengthen the Route 31 corridor and enhance the site's long-term value. Key elements could include, where practicable:

- Integrating commercial, community, and residential uses in mixed-use, multi-story buildings, optimizing the use of land for buildings and community spaces.
- Creating a cohesive, walkable site with interconnected streets (public streets where possible), and sidewalks and/or pathways, to connect destinations both within and near the project site.
- Coordination with CENTRO regarding opportunities to accommodate existing and/or planned transit service.
- Incorporating parking in a manner that also supports a cohesive, walkable site by reducing parking lot and garage sizes where feasible, considering on-street parking, locating surface parking away from prominent road frontages, and integrating parking within or beneath primary buildings.
- Unless designed as an aesthetic/recreational enhancement to the site, location of stormwater management basins away from prominent road frontages.

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

Case Number: Z-26-197
Type of Action: ZONE CHANGE
Applicant: LJB Companies

RelatedCases:

Referring Board: Town of Clay Town Board

Date Received: 8/11/2026
30-Day Deadline: 9/10/2026

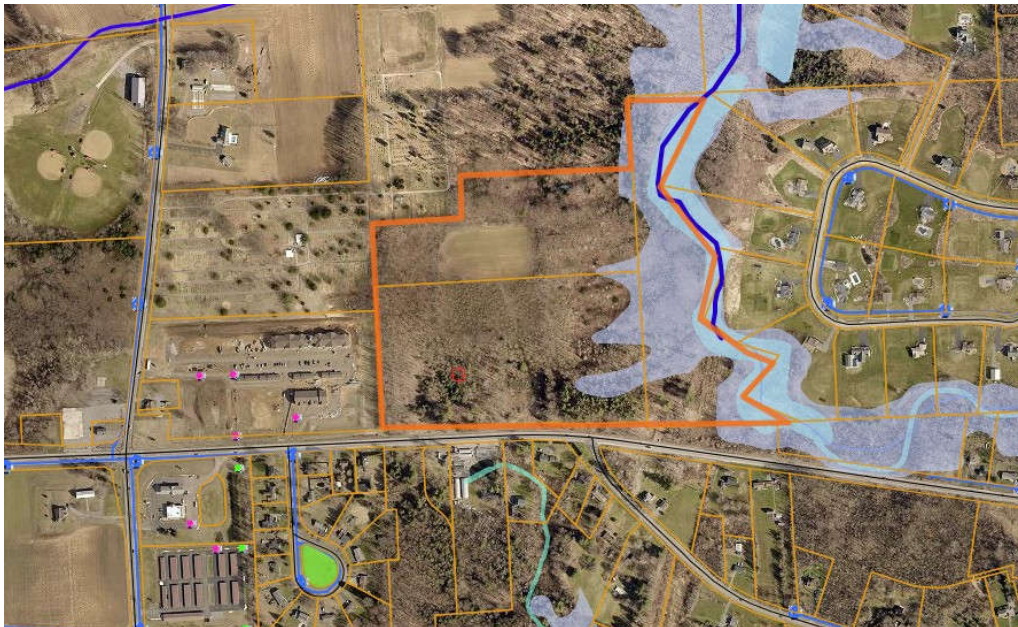
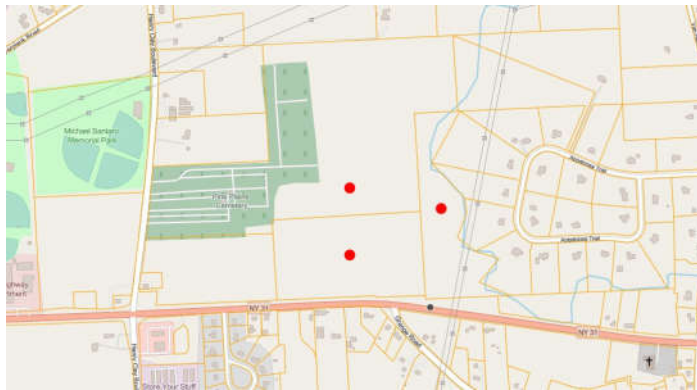
Located: at 4967 & 4647 State Route
31 and 8686 Henry Clay
Tax Map Id: 045.-01-03.1, 045.-01-05.1, 04

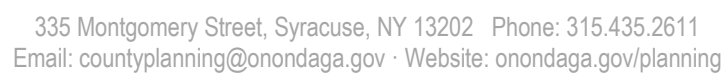
JURISDICTION:

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 State Route 31, a state highway, and Henry Clay Boulevard (Route 121) and Grange Road (Route 197), both county highways

Summary:

the applicant is proposing a zone change on three parcels totaling 50 acres from Residential Agricultural (RA-100) to Planned Development District (PDD), to allow for apartments, townhomes, and commercial buildings





STAFF REVIEW:

Location:	The vacant, forested site (50 acres) is located on New York State Route 31, just east of its intersection with Henry Clay Boulevard, a County-owned road. Nearby land uses included a similar new mixed-use development (Clay Marketplace/David's Landing), and a mix of low-density commercial, residential, civic and agricultural land uses, and a cemetery. The Micron semiconductor facility is approximately 1 mile from the site.
Description:	The applicant is proposing a zone change from RA-100 to Planned Development District to construct Northland Commons, a mixed-use project in two phases, to include 7 four-story apartment buildings (453 units), 3 commercial buildings (approx. 46,000 square feet), a community center with daycare center, and an outdoor recreation area with a pool, fitness center, playground, dog park and sports courts.
Proposed Zoning:	The applicant is proposing a zone change on the vacant site to Planned Development District, to allow for flexibility of design and land uses. The site would also be subject to the Highway Overlay Zone requirements, including setbacks from NYS Route 31.
Existing Site Layout:	The 50-acre site contains three existing parcels: - 21.77 acres fronting on NYS Route 31 - 13.9 acres of landlocked land to the rear, noted as owned by the nearby cemetery - 14.33 acres along the western edge of Shaver Creek with frontage on Route 31. An existing 160' powerline easement crosses this parcel (no encroachments anticipated). Contains federal wetlands (no encroachment anticipated).
Proposed Site Layout:	The PDD Plan (June 2026) shows multiple building types on the site, surrounded by surface parking lots and garage buildings, including: - (5) 4-story apartment buildings with 71 units each, with some integrated parking - (2) 4-story apartment buildings with 49 units each, with some integrated parking - (11) single-story garage buildings, situated around the perimeter of the development - (3) single-story commercial buildings (2 @ 18,000 sf and 1 @ 10,000 sf), to house retail, commercial, office, food service uses, fronting on Route 31 - A community building (16,600 sf) with 7,000 sf daycare use, on a Route 31 frontage site - A pool, sports courts, and dog park.
Access:	The PDD plan indicates multiple entry points from Route 31, including a 50' wide full access driveway across from Grange Road at the center of the site, a 30' right-in right-out driveway at the west end, and an approximately 30' wide road at the east end. An area is designated as "proposed access to adjoining property (Clay Marketplace)" on the plan, but does not indicate it as being planned to be constructed.
Parking:	The parking summary indicates 703 parking spaces will be provided, including 190 garage spots in multiple buildings and 18 handicapped parking spaces. Parking is situated at the frontage of the site facing Route 31, and between apartment buildings and affiliated garages.
Bike/Ped/Transit:	Per the Central New York Regional Transportation Authority (CENTRO), portions of NYS Route 31 have current public transit service with the nearest existing bus stop located over a mile to the west. CENTRO continues to consider service options in the area, and the SMTC is also convening stakeholders to consider mobility options

for the NYS Route 31 corridor, including the creation of transit oriented development nodes along Route 31 to increase the feasibility of enhanced transit service to the area.

The New York State Department of Transportation is currently studying potential corridor enhancements for the Route 31 corridor, including for bicycle, pedestrian and transit access.

Landscaping: The existing site is largely forested, and the site will be cleared prior to development. It is unclear if any forested areas are to remain, particularly in proximity to Shaver Creek or the cemetery.

The PDD plan shows a shared lawn area is to occur at the center of the site, surrounded by apartment buildings, with pathways connecting the apartment buildings. Trees are interspersed throughout the development, however a limited number are to occur at the frontage of the site.

Stormwater: The EAF notes that approximately 40 acres of land is to be disturbed, and that nearly 18 acres of impervious surface will be created. Approximately 16% of the site is noted as poorly drained. Large stormwater management basins will be constructed along the frontage along Route 31 and at the rear of the development site.

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

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

Wetlands: Shaver Creek runs through the adjacent lands to the east of the site, with associated federal wetlands. Informational NYS Wetland mapping shows the potential presence of wetland areas on the subject site, affiliated with Shaver Creek. Prior NYS Wetland maps do not indicate wetlands on the 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.

Drinking Water: Public drinking water usage is projected at 70,000 gpd, to be provided by OCWA. The nearest OCWA hydrant occurs approximately 500 feet to the east on NYS Route 31.

ADVISORY NOTE: OCWA requires the applicant to contact its Engineering Department to determine water availability and service options, and obtain hydrant flow testing information and backflow prevention requirements.

Wastewater: Wastewater is proposed via public sewers, with the nearest Town sewers crossing NYS Route 31 to serve the adjacent Clay Marketplace parcel to the west. The site is located in the Oak Orchard Wastewater Treatment Plant service area and wastewater would likely flow through the Henry Clay and Newbury Woods Pump Stations to access the Plant.

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and

Department of Health.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated change in use. Additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>.

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

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

Plants/Animals: The site may contain the Pied-billed grebe 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).

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

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

OCPB Case # Z-26-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Town-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, The applicant is proposing Local Law E of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-5-10 regulating battery energy storage systems in the Town.; 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 Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Michael LaFlair - yes, Marty Masterpole - yes; Craig Dennis - yes; Renee Dellas - yes.

Case Number: Z-26-198
Type of Action: LOCAL LAW
Applicant: Town of Skaneateles

RelatedCases:

Referring Board: Town of Skaneateles Town Board

Date Received: 8/12/2026
30-Day Deadline: 9/11/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

The applicant is proposing Local Law E of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-5-10 regulating battery energy storage systems in the Town.

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

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- Proposed Text:** The purpose of the proposed amendment to § 148-5-10 of the Skaneateles Zoning Law pertaining to Battery Energy Storage Systems (BESS) is to promote and accommodate the provision of BESS to support the town's Comprehensive Plan's goals for efficient and economical utilization of power for the Town as well as the State's goal of encouraging battery energy storage systems to support the electric grid stability goals of New York State.
-
- Proposed Text:** §148-5-10 (C) of the proposed local law classifies a BESS as a Tier 1, Tier 2 or Tier 3 system. Tier 1 BESS are defined as systems that have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consists of only a single energy storage system technology. Tier 2 BESS are defined as systems that have an aggregate energy capacity of greater than 600kWh and up to 5000kWh. Tier 3 BESS are defined as systems that have an aggregate energy capacity of greater than 5000kWh designed primarily for integration with the electric grid.
-
- Proposed Text:** §148-5-10 (D) of the proposed local law establishes BESS review and dimensional standards. The local law provides a table outlining review procedures and standards for Tier 1, Tier 2, and Tier 3 BESS, establishing several standards and procedures including identifying which zoning districts permit specific BESS Tiers, which town review process is required for each BESS Tier, allowed BESS structure type, Kilowatt maximums, BESS dimensional requirements, lot area maximums, lot coverage and setback requirements and height maximums.
-
- Proposed Text:** §148-5-10 (E) (1) of the proposed local law establishes BESS general regulations related to safety and security compliance. §148-5-10 (E) (1) requires that BESS be subject to an electrical permit, inspection and certification for safe installation and operation and all lines and connections be installed by certified professionals and must meet all applicable codes. §148-5-10 (E) (1) allows BESS to be enclosed by fencing but generally prohibits the use of barbed wire unless necessitated for code compliance. All Tier 2 and Tier 3 BESS must be in compliance with NFPA 855 Standards and a soil analysis map including the location of Mineral Soil Group (MSG) classification 1 through 5 soils must be provided for the operation of Tier 2 and Tier 3 BESS. All Tier 2 and Tier 3 BESS applications are subject to the applicable SEQRA review and a Full Environmental Assessment Form must be provided with each application.
-
- Proposed Text:** §148-5-10 (E) (2) of the proposed local law establishes BESS general requirements related to maintenance and inspection requiring any land, structures and equipment associated with all BESS tiers be maintained in good condition and upon notice, the Code Enforcement Officer, Town Engineer or designee may enter a premises to inspect all parts of the BESS installation and may enter without notice in emergency situations in which there is reason to believe a danger to life, limb or property exists. The Code Enforcement Officer or Town Engineer may order the system to be secured or to cease operation.
-
- Proposed Text:** §148-5-10 (E) (3) of the proposed local law establishes BESS general requirements related to visual protection. The proposed law establishes requirements for screening to minimize, to the greatest extent feasible, the visual impacts of all Tier 2 and Tier 3 BESS. Screening must consider site specific conditions including topography, adjacent structures, and roadways and may use context appropriate fencing, natural vegetation, berms and landscaping. BESS are prohibited in any location that would

substantially detract from or block the views of all, or a portion of a viewshed listed or referred to in the adopted Town of Skaneateles Open Space Plan or Comprehensive Plan or in any future officially adopted Town planning document. The subsection also establishes requirements to minimize alterations of existing views, establish spacing requirements to prevent oversaturation of BESS in the town and prohibits BESS within 1,500 feet of the shoreline of Skaneateles Lake.

Proposed Text: §148-5-10 (E) (4) of the proposed local law establishes BESS general requirements related to other structures and improvements on sites containing BESS. The proposed law requires that other improvements, including driveways, parking, maintenance-storage buildings or offices incidental to BESS, be subject to all zoning district dimensional requirements normally applicable to the site, all driveways comply with the New York State Fire Code and be maintained to enable year-round emergency access.

Proposed Text: §148-5-10 (E) (5) of the proposed local law establishes BESS general requirements related to exemptions and waivers. The proposed local law establishes an agricultural exemption, allowing BESS that is part of a farm operation located within an agricultural district to be exempt from the requirement to obtain a special permit or site plan review. However, BESS co-located on farmland as an unrelated and separate principal use shall not be considered an exempted agricultural activity. The local law allows Tier 2 or Tier 3 BESS co-located with another energy facility, such as a solar energy facility, to be included in one application with each component reviewed under the appropriate standards.

Proposed Text: §148-5-10 (E) (6) of the proposed local law establishes BESS general requirements related to nonconformities. §148-5-10 (6) holds that pre existing uses may continue to operate and be maintained and repaired but require conformance to the proposed local law in the event of any expansion of a BESS. BESS may be installed on a lot occupied by a nonconforming use provided it does not increase the nonconformity of any structure.

Proposed Text: §148-5-10 (E) (7) of the proposed local law establishes BESS general requirements related to the decommissioning of a BESS. The section holds that when a BESS ceases to perform its originally intended function for more than 12 consecutive months the property owner must remove the system and associated equipment no later than 90 days after the end of the twelve month period. The section establishes a procedure for appropriate removal and states that failure to remove the BESS will constitute a violation of the ordinance. The section also requires the provision of a decommissioning plan that provides a listing of any contingencies for removing an intact BESS and for removing a BESS that has been damaged by a fire or other event.

Proposed Text: 148-5-10 (E) (8) of the proposed local law establishes BESS general requirements related to insurance requirements for BESS operators. The section requires all Tier 2 Bess owners or operators maintain commercial general liability insurance with coverage amounts of not less than two million dollars (\$2,000,000) per occurrence and four million dollars (\$4,000,000) aggregate and all Tier 3 BESS owners or operators to maintain coverage amounts of not less than eight million dollars (\$8,000,000) per occurrence and ten million dollars (\$10,000,000) aggregate.

Proposed Text: 148-5-10 (F) of the proposed local law establishes requirements for supplemental submissions for BESS applications. 148-5-10 (F) requires several submissions that must accompany site plan review, special permit or variance applications for BESS

based on Tier including a statement of compliance, utility notification, manufacturer instillation specifications, view-shed analysis, landscaping plan, a sound study analysis, a lighting plan, a grading plan, a stormwater management plan, a system maintenance plan, and fire and emergency response plans.

Proposed Text: 192-140 (F) of the proposed local law establishes requirements for supplemental submissions for BESS applications. 192-140 (F) requires several submissions that must accompany site plan review, special permit or variance applications for BESS based on Tier including; a statement of compliance, utility notification, manufacture instillation specifications, view-shed analysis, landscaping plan, a sound study analysis, a lighting plan, a grading plan, a stormwater management plan, a system maintenance plan, and fire and emergency response plans.

Proposed Text: 148-5-10 (G) of the proposed local law establishes Supplemental Review Standards for Tier 2 and Tier 3 BESS requiring Tier 2 and Tier 3 BESS operations to obtain a site plan review or a special permit and requires that site coverage for Tier 2 and Tier 3 BESS be evaluated by the Planning Board for the cumulative effect upon ground coverage.

Proposed Text: 192-140 (G) of the proposed local law establishes Supplemental Review Standards for Tier 2 and Tier 3 BESS Requiring Tier 2 and Tier 3 BESS operations to obtain a Site Plan Review or a Special Permit and requires that site Coverage for Tier 2 and Tier 3 BESS be evaluated by the Planning Board for the cumulative effect upon ground coverage.

Proposed Text: 148-5-10 (G) of the proposed local law establishes Supplemental Review Standards for Tier 2 and Tier 3 BESS requiring Tier 2 and Tier 3 BESS operations to obtain a site plan review or a special permit and requires that site coverage for Tier 2 and Tier 3 BESS be evaluated by the Planning Board for the cumulative effect upon ground coverage.

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

OCPB Case # Z-26-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Town-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, The applicant is proposing Local Law F of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-5-11 regulating electric vehicle charging stations in the Town of Skaneateles.; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

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

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

Case Number: Z-26-199
Type of Action: LOCAL LAW
Applicant: Town of Skaneateles

RelatedCases:

Referring Board: Town of Skaneateles Town Board

Date Received: 8/12/2026
30-Day Deadline: 9/11/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

The applicant is proposing Local Law F of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-5-11 regulating electric vehicle charging stations in the Town of Skaneateles.

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Proposed Text:	The purpose of the proposed local law is to amend § 148-5-11 of the Zoning Law of the Town of Skaneateles to regulate electric vehicle charging stations within the Town of Skaneateles.
Proposed Text:	§ 148-5-11 of the proposed local law notes that Electric Vehicles (EVS) can be charged using electric vehicle service equipment (EVSE) operating at different levels of charging speeds based on voltage and power outputs. The subsection defines three distinct charging EVSE levels; Level 1 equipment which utilizes standard 120V outlets for slow charging (3-5 miles/hour), Level 2 equipment which utilizes 240V for faster charging (12-40 miles/hour), and Level 3, or DC fast charge, equipment which utilizes high-voltage DC for rapid charging (150-300 miles/30 min).
Proposed Text:	§ 148-5-11 (1) of the proposed local law permits Level 1 and Level 2 charging stations as an accessory use in any zoning district within the Town of Skaneateles.
Proposed Text:	§ 148-5-11 (2) of the proposed local law permits level 3, or DC fast charge charging stations as an accessory use in any zoning district within the Town of Skaneateles upon the approval of a special permit.
Proposed Text:	§ 148-5-11 (3) of the proposed local law establishes standards for EVSE operations within the Town of Skaneateles. The proposed local law requires that electric vehicle parking and charging stations be equal to parking spaces in size, the installation of power supply equipment must not reduce the parking space for the electric vehicle to below off-street parking standards and, if required, an additional space for the EVSE equipment must be provided. Charging stations are subject to the same setback and yard requirements applicable to parking for the applicable use and zoning district.
Proposed Text:	§ 148-5-11 (3) (b) of the proposed local law requires that the installation of EVSE must meet National Electrical Code Article 625 and the New York State Electrical Code. § 148-5-11 (3) (c) requires that charging station outlets and connectors must be no less than thirty-six (36) inches and no higher than forty-eight (48) inches from the surface where mounted.
Proposed Text:	§ 148-5-11 (3) (c-h) of the proposed local law requires that adequate charging station protection, such as concrete-filled steel bollards, be installed and adequate lighting and appropriate signage stating hours of operation and parking restrictions be provided where necessary. Cords, cables and connector equipment may not extend across a sidewalk or walkway and audio or video displays shall be prohibited on station equipment.
Proposed Text:	§ 148-5-11 (i-j) of the proposed local law states that the Code Enforcement Officer may consult with the local fire department regarding the design and installation of EVSE equipment. The proposed law also notes that any Battery Energy Storage System associated with an EV charging station must be reviewed under § 148-5-11 of Zoning Law of the Town of Skaneateles.

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

OCPB Case # Z-26-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Town-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, The applicant is proposing Local Law G of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-7-4 of the Zoning Law regarding planned development 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 Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Michael LaFlair - yes, Marty Masterpole - yes; Craig Dennis - yes; Renee Dellas - yes.

Case Number: Z-26-200
Type of Action: LOCAL LAW
Applicant: Town of Skaneateles

RelatedCases:

Referring Board: Town of Skaneateles Town Board

Date Received: 8/12/2026
30-Day Deadline: 9/11/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

The applicant is proposing Local Law G of the Year 2026 to amend Chapter 148 of the Code of the Town of Skaneateles by adopting a new Section 148-7-4 of the Zoning Law regarding planned development districts.

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

Proposed Text:	Pursuant to § 148-7-4 (A) of the proposed local law the intent of Planned Development Districts (PDDs) is to allow for a variety of land uses and flexible arrangements of lots, structures, and land uses in a well-planned and coordinated design to be achieved by the Town continuously participating in and approving stages of PDD project planning and development. Any land uses already permitted within the Town of Skaneateles may be proposed for development within a PDD.
Proposed Text:	§ 148-7-4 (B) (2) (a) of the proposed local law outlines the standards for the application of PDD to specific lands within the Town of Skaneateles noting that the Zoning Map is amended upon adoption of an approval resolution by the Town Board of a PDD Project Plan and no permits or other approvals may be issued until a zone change has been approved.
Proposed Text:	§ 148-7-4 (B) (2) (b) of the proposed local law outlines land uses permitted within a PDD, noting that the Town must specify the land uses permitted within a PDD and the Town Board may determine the intensity of development activity within a PDD by setting dimension or density standards. PDDs will be used to address land uses that have potentially unusual or significant impacts on the town by allowing maximum review of the project. Additionally, § 148-7-4 (B) (2) (b) outlines prohibited uses and establishes requirements for minimum PDD zone sizes, requirements for PDDs comprised of multiple properties, adding land to an existing PDD, lot dimensional requirements and phased and staged development review.
Proposed Text:	§ 148-7-4 (B) (2) (b) (7) and (8) of the proposed local law outlines additional requirements for specific land uses within a PDD. The proposed law allows for additional review of historic buildings, residential uses and commercial uses. The proposed law encourages the adaptive reuses of historic buildings, mixed-use residential projects, and the inclusion of street trees within commercial areas. The proposed local law necessitates the provision of plans for the maintenance and repair of improvement of common areas within a PDD.
Proposed Text:	§ 148-7-4 (C) of the proposed local law establishes requirements for Concept Plan review as the first step of the PDD review process. The local law requires that an applicant for a proposed PDD prepare and submit a Concept Plan comprising of a written narrative component outlining the overall concept for the proposed PDD, a graphic plan of the entire site, a project schedule and a survey of the properties to be included in the PDD, a long environmental assessment form (EAF), and zone change application forms. This section outlines the process for the review of Concept Plans.
Proposed Zoning:	§ 148-7-4 (D) of the proposed local law establishes requirements for Project Plan review as the second step of the PDD review process in order to ensure that the general Concept Plan approved by the Town Board can and will be properly implemented. The proposed law notes that the Project Plan is a sustainably more detailed narrative and graphic documentation for the development of the entire PDD. The proposed local law establishes the procedure for Project Plan review requiring that the project be transferred to the Planning Board after acceptance of a PDD Concept Plan by the Town Board, and establishes a review schedule requiring that, unless otherwise specified, the Project Plan be acted upon within 189 days of the approval date of the PDD Concept Plan. The Planning Board may meet with the applicant or hold informational meetings for fact-finding and to gather community input. The Planning Board shall provide a written report to the Town Board containing its findings and recommendations.

Proposed Text: § 148-7-4 (D) (2) of the proposed local law establishes requirements for Project Plan submissions requiring that the Project Plan for the entire site include graphic documentation, maps, drawings, and other materials including site plans for all areas, preliminary architectural and landscaping plans, preliminary grading plans, improvement plans, vehicular and pedestrian circulation plans, proposed construction schedule, sequence of development, preliminary contract and filing documents and evaluation for any significant environmental impacts especially within the Skaneateles Lake watershed. The Town may necessitate a Land Suitability Analysis. The Planning Board may require the applicant to submit additional explanatory material.

Proposed Text: § 148-7-4 (E) of the proposed local law establishes procedures pertaining to the adoption, implementation and enforcement of PDDs. The local law notes that a PDD takes effect only upon the Town Board's approval or approval with modifications of a zone change incorporating the detailed PDD Project Plan.

The Town Board shall conduct a public hearing and declare itself lead agency for purposes of the NYS Environmental Quality Review Act (SEQRA), and may delegate further SEQRA analysis to the Town Planning Board. This section outlines the implementation procedure that must be followed upon approval of a PDD necessitating obtaining all of necessary permits. The Town Board may consider rezoning actions if the adopted PDD requirements are not achieved within 18 months of the approved project schedule.

Proposed Text: § 148-7-4 (G) of the proposed local law outlines policies and procedures related to the modification and amendment of existing PDDs establishing thresholds that must be met for the approval of minor modifications affecting a single property, intermediate modifications including project plan amendment, and major modifications which include any modification not addressed by the minor or intermediate modification standards outlined in this section. The local law also notes that it is the intent of the Town that no nonconforming elements will exist within the PDD. Any condition existing at the time of PDD adoption should be incorporated into the approved PDD Project Plan. However, if a nonconformity does exist, any subsequent changes must conform to the PDD controls established by this law.

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

OCPB Case # Z-26-201

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 Liverpool Planning Board at the request of Wojcik Properties, LLC for the property located at 6770 Onondaga Lake Parkway; 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 Onondaga Lake Parkway (Route 370), a state highway, Old Liverpool Road (Route 137), a county highway, Onondaga Lake Park, a county-owned park, Liverpool Pump Station, a county-owned facility, and the municipal boundary between the Village of Liverpool and the Town of Salina; and

WHEREAS, the applicant is proposing to expand the parking and improve accessibility, install a dumpster pad and add sidewalks at the Liverpool Village Animal Hospital on approximately two acres in a Commercial zoning district; and

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

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

The New York State Department of Transportation requires the applicant to submit plans and coordinate Onondaga Lake Parkway 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 Craig Dennis and seconded by Renee Dellas. The votes were recorded as follows: Michael LaFlair - yes; Marty Masterpole - yes; Craig Dennis - yes; Renee Dellas - yes.

Case Number: Z-26-201
Type of Action: SITE PLAN
Applicant: Wojcik Properties, LLC

Related Cases:

Referring Board: Village of Liverpool Planning Board

Date Received: 8/13/2026
30-Day Deadline: 9/12/2026

Located: at 6770 Onondaga Lake Parkway

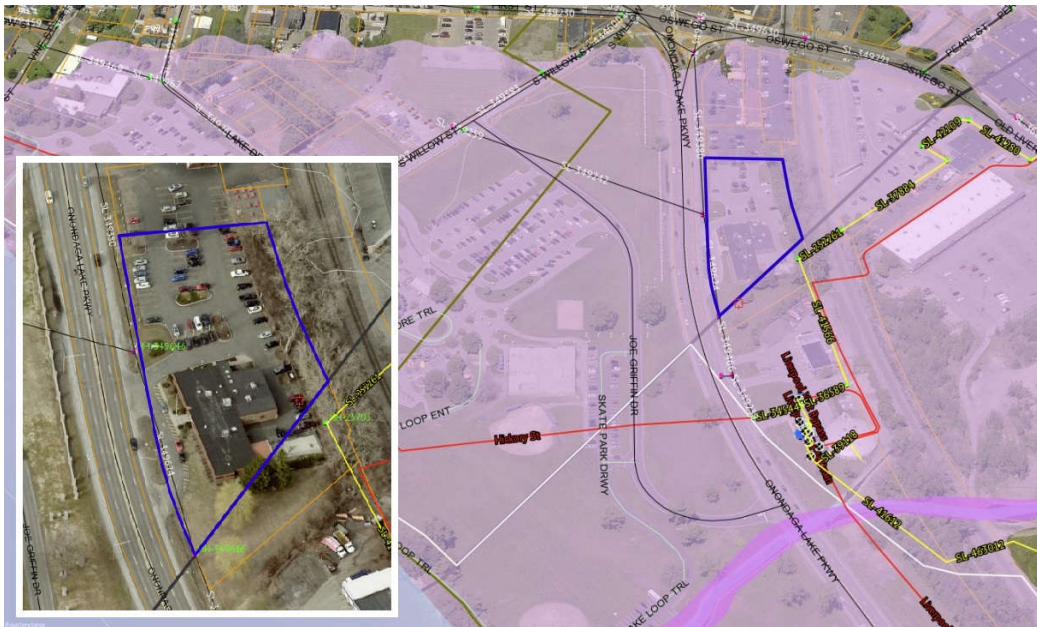
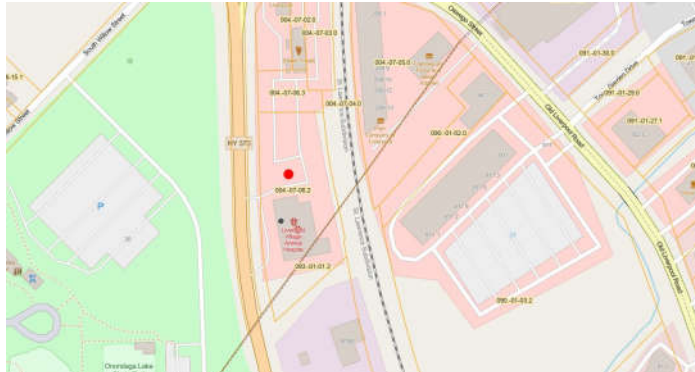
Tax Map Id: 004.-07-06.2

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Parkway (Route 370), a state highway, Old Liverpool Road (Route 137), a county highway, Onondaga Lake Park, a county-owned park, Liverpool Pump Station, a county-owned facility, and the municipal boundary between the Village of Liverpool and the Town of Salina

Summary:

the applicant is proposing to expand the parking and improve accessibility, install a dumpster pad and add sidewalks at the Liverpool Village Animal Hospital on approximately two acres in a Commercial zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-17-390) to reconstruct the existing parking lot, add additional parking, and improve drainage. The Board provided comments encouraging the Town to ensure appropriate access agreements are in place and to ensure the Town of Salina reviews the portions of the project located within the Town, outside of the Village. Site Plan referral (Z-10-367) to add a 2,880 sf addition to the veterinary hospital.
Location:	The site is located along Onondaga Lake Parkway (NY-370), across from Onondaga Lake Park, a county park, in the Village of Liverpool. The adjacent parcel to the north contains Heid's of Liverpool restaurant, and there is a CSX rail line abutting the rear of the parcel. Other surrounding land uses include various commercial establishments along Oswego Street and Old Liverpool Road. The site abuts the Village boundary with the Town of Salina to the south. The vacant parcel to the south is under the same ownership as the site. No work is proposed on that parcel.
Existing Site Layout:	Per aerial imagery, the veterinary building is located in the southern portion of the parcel, fronted by a circular driveway. Parking is located along the northern side yard and along the rear parcel boundary. The parking lot continues onto an adjacent parcel to the north under separate ownership, as part of the Heid's complex. A lawn area containing trees is located between the building and the southern parcel boundary.
Proposed Site Layout:	Per the Site Layout Plan dated 2/2/26, the applicant is proposing to expand parking into the southern lawn area. A driveway will be constructed connecting the circular driveway to the rear parking area. The site plan indicates 19 new parking spaces will be added, rising from 62 to 81 spaces. A dumpster enclosure will be constructed in the southeast corner of the site.
Access:	The site contains two existing driveways onto Onondaga Lake Parkway (NYS Route 370) along with road access to Onondaga Lake Parkway and Oswego Street (County Route 137) via the adjacent parcel to the north. No changes to existing access are proposed. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Onondaga Lake Parkway must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/7/26, 0.25 acres of the site will be disturbed by the proposed project. Stormwater mitigation is not discussed in the referral materials. The site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS

	SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Landscaping:	Per the Site Planting Plan dated 2/2/26, trees will be installed in the southwest corner of the site.
Other:	The site is served by public drinking water and public sewers and no changes to the existing infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas.
Other:	The project is within 2,000 feet of a site in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).
Plants/Animals:	The site may contain the Bald eagle and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-203

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 Camillus Planning Board at the request of Todd Oudemool for the property located at 5407 West Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Old Route 5 / Route 98) and Kasson Road (Route 155), both county highways; and

WHEREAS, the applicant is proposing to add a drive-thru window onto an existing restaurant building on a 1.97-acre parcel in a Commercial (C2) 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 that said application be APPROVED.

Due to lack of OCPB quorum, no action was taken on this case, and the default recommendation becomes approval. OCPB staff offers the following as informal comments for the municipality's consideration in local review:

1. The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate West Genesee Street and Kasson 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 Town is encouraged to consider requiring additional landscaping and screening on this highly paved site, and installation of sidewalks along the West Genesee Street frontage. Sidewalk design and installation must be coordinated with the Onondaga County Department of Transportation.

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

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

August 26, 2026

Case Number: Z-26-203
Type of Action: SITE PLAN
Applicant: Todd Oudemool

RelatedCases:

Referring Board: Town of Camillus Planning Board

Date Received: 8/14/2026
30-Day Deadline: 9/13/2026

Located: at 5407 West Genesee Street

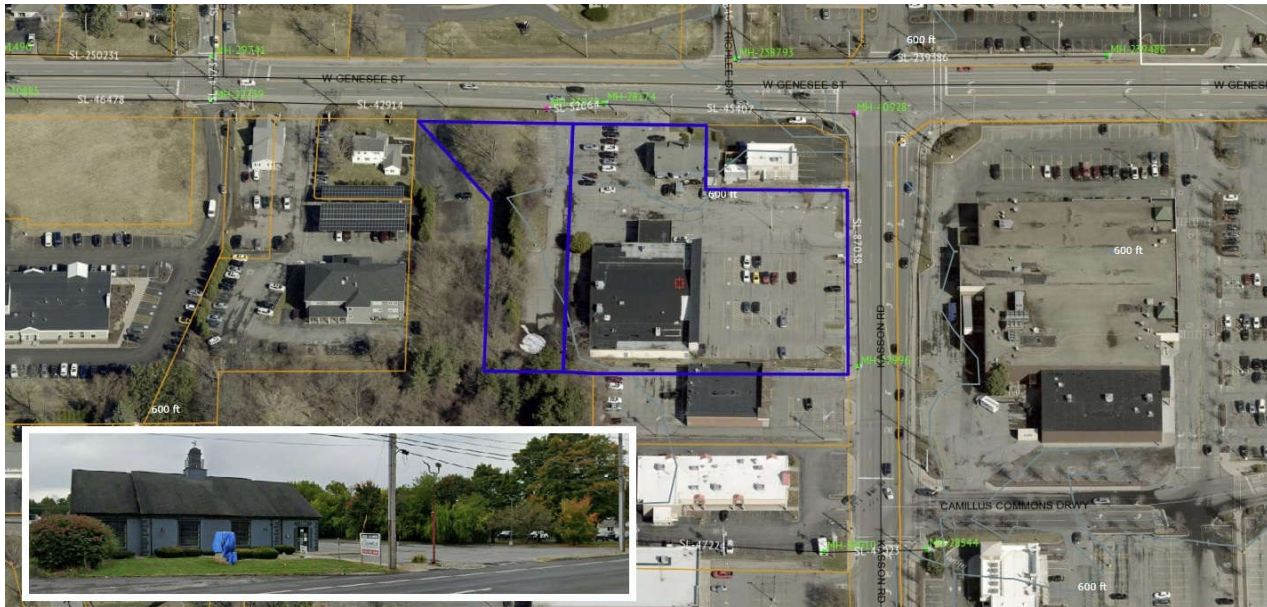
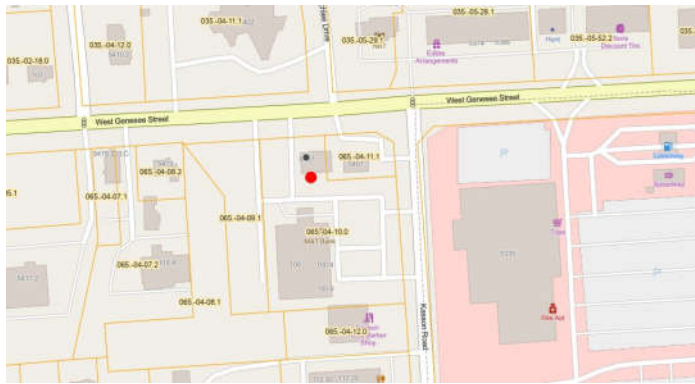
Tax Map Id: 065.-04-10.0/1, 065.-04-09.1

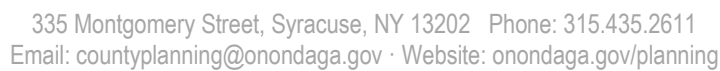
JURISDICTION:

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 West Genesee Street (Old Route 5 / Route 98) and Kasson Road (Route 155), both county highways

Summary:

the applicant is proposing to add a drive-thru window onto an existing restaurant building on a 1.97-acre parcel in a Commercial (C2) zoning district





STAFF REVIEW:

Location:	The site is a small, multi-building plaza located at the southwest corner of West Genesee Street and Kasson Road, across Kasson Road from the Camillus Commons Plaza.
Existing Site Layout:	The site contains a former Friendly's restaurant building near the West Genesee Street frontage and a larger multi-tenant building in the rear corner of the site. An asphalt area/parking lot covers the remainder of the site and extends onto the adjacent parcel to the west (same ownership).
Access:	Two full access driveways to West Genesee Street (County Route 98). Two full access driveways to Kasson Road (County Route 155). No changes to the existing access are proposed. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street and Kasson Road must meet Department requirements.
Proposed Site Layout:	The applicant is proposing to open a Holland Farms Bakery in the former restaurant building and construct a drive-through window along the southern side of the building. Per the Site Plan (8/3/26), the northern portion of the site will be milled and repaved. The drive-thru lane will be defined by an extension of the curbing from the side of the building to contain shrubbery. Pavement will be removed from the northeast corner and landscaping installed to define the egress from the drive-thru. Picnic tables will be placed along the front of the building along with a new walk-up window. A dumpster enclosure will be constructed on the western parcel, between parking areas.
Parking:	Per the Site Plan, the Holland Farms portion of the parcel has 55 existing parking spaces, which will be reduced to 25 spaces.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 5/29/26, 0.04 acres of the site will be disturbed by the proposed project and the proposal will result in a decrease in impervious surface. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The site is served by public drinking water and the proposal may result in an increase in demand. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Camillus and Westside Pump Station service areas. The proposed action may result in an increase in wastewater 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>

Bike/Ped/Transit: Per aerial imagery, the site has sidewalks along the Kasson Road frontage, but not along the West Genesee Street frontage.

The Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

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

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

OCPB Case # Z-26-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located Town-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law.; and
- WHEREAS, The applicant is proposing to amend Local Law No. 6 of 2008 to repeal subsection (C) of the De Witt Town Code Section 192-107 in its entirety and establish a new DeWitt Town Code Section 192-107.1 entitled "Tree Clearing."; 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 Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Michael LaFlair - yes, Marty Masterpole - yes; Craig Dennis - yes; Renee Dellas - yes.

Case Number: Z-26-204
Type of Action: LOCAL LAW
Applicant: Town of DeWitt

RelatedCases:

Referring Board: Town of DeWitt Town Board

Date Received: 8/14/2026
30-Day Deadline: 9/13/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

Summary:

The applicant is proposing to amend Local Law No. 6 of 2008 to repeal subsection (C) of the De Witt Town Code Section 192-107 in its entirety and establish a new DeWitt Town Code Section 192-107.1 entitled "Tree Clearing."

No Map Available

No Map Available

No Map Available

STAFF REVIEW:

-
- Proposed Text:** Pursuant to §192-107.1 (A and B) of Town of DeWitt Town Code, the purpose of the proposed local law is to recognize the aesthetic, ecological and economic importance of tree coverage within the Town of DeWitt and regulate the clearing of trees in Residential R-3 and Nonresidential zoning districts within the Town.
-
- Proposed Text:** §192-107.1 (C) of Town of DeWitt Town Code codifies the definition of several terms related to the clearing of trees. This section defines clearing of trees as any intentional activity that significantly disturbs or completely removes any tree. The local law excludes the selective clearing of trees as part of an approved forest management plan, the clearing of dead or hazardous trees or the pruning of trees from this definition.
-
- Proposed Text:** §192-107.1 (D) of Town of DeWitt Town Code requires site plan approval by the Planning Board and issuance of a Development Permit by the Department of Planning and Zoning prior to the performance of any tree clearing activity within Residential R-3 and all Nonresidential Zoning Districts.
-
- Proposed Text:** §192-107.1 (E) of Town of DeWitt Town Code establishes penalties for violations of the provisions of the proposed local law holding that each tree cleared in violation of this Section shall constitute a separate and distinct violation. The Department Planning and Zoning shall stop all clearing activity on any premises where a violation has occurred. No certificate of occupancy or additional permits shall be issued permitting any clearing activity to resume unless and until there has been complete compliance with the provisions of this Section.
-
- Proposed Text:** §192-107.1 (E) establishes penalties for violation of this section in the amount of \$1,000.00 per tree cleared. Additionally, any person found to have violated this section will be required to replace, in kind, each and every tree cleared. Additionally, unauthorized clearing performed in anticipation of a commercial development will result in a 100% increase of all Development Permit fees, Planning Board fees, and Zoning Board of Appeals fees applicable to such commercial construction and/or development.

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

OCPB Case # Z-26-205

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 AT&T Mobility for the property located at 7200 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 45), West Taft Road (Route 51) and Bear Road (Route 191), all county highways.; and

WHEREAS, The applicant is proposing to construct a public utility (cell tower) on a 3.61-acre parcel in a Government (GOV) zoning district with a Highway Overlay Type B.; and

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

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

Per the Onondaga County Water Authority, Engineering Department (OCWA), the municipality must ensure that no construction of permanent structures occurs which may encroach or impact the county water easement or affect the county infrastructure. The applicant must contact the OCWA Engineering Department regarding the proposed work adjacent to their easement. Any proposed related disturbance within or adjacent to the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

The applicant and Town are encouraged to retain as much of the existing tree cover as possible and install landscape screening between the proposed lease area and the West Taft Road frontage as needed.

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

Case Number: Z-26-205
Type of Action: SITE PLAN
Applicant: AT&T Mobility

Related Cases:

Referring Board: Town of Clay Planning Board

Date Received: 8/14/2026
30-Day Deadline: 9/13/2026

Located: at 7200 Henry Clay Boulevard

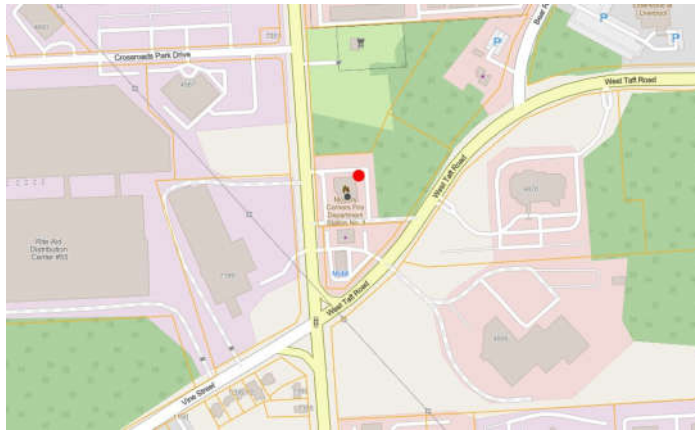
Tax Map Id: 106.-04-07.2

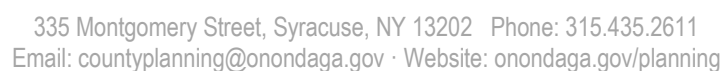
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard (Route 45), West Taft Road (Route 51) and Bear Road (Route 191), all county highways.

Summary:

The applicant is proposing to construct a public utility (cell tower) on a 3.61-acre parcel in a Government (GOV) zoning district with a Highway Overlay Type B.





STAFF REVIEW:

Past Board Reviews:	The Board previously considered site plan and area variance referrals (Z-17-17, Z-17-18) to construct, and reduce setbacks for, a proposed addition to the Moyers Corners Volunteer Fire Department. The Board offered comments regarding the proposed layout of the site including the applicant was required to coordinate access with the Onondaga County Department of Transportation (OCDOT) and provide a Stormwater Pollution Prevention Plan (SWPPP) or drainage report and lighting plan to the Department, advising the concrete pad areas needed to be located outside of the County right-of-way, and encouraging the reduction of impermeable surfaces. Most recently, the Board considered an application for a Special Permit (Z-26-112) for installation of the cell tower on the eastern portion of the site.
Location:	The site is located in a heavily traveled suburban location with a mix of nearby land uses including industrial, commercial and residential. An Onondaga County Water Authority (OCWA) water tower is located on the adjacent parcel to the north.
Existing Site Layout:	The site is the location of the Moyers Corners Volunteer Fire Department and contains a fire department building at the center of the western portion of the site, surrounded by parking lots. Per aerial imagery, the eastern portion of the site is covered by trees and shrubs.
Access:	The site has two full access driveways to Henry Clay Boulevard and one full access driveway to West Taft Road, both county roads. Access to the proposed cell tower will come from a 20'-access drive to be internally connected to the site's existing West Taft Road driveway. ADVISORY NOTE: The proposed driveways onto Henry Clay Boulevard and West Taft Road require[s] highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance.
Project Detail:	The applicant is seeking a site plan review to allow the installation of a Cingular Wireless (AT&T) telecommunications tower on the eastern portion of the site. Per the Boundary and Topography Plan dated 4/25/25, the proposed 114-foot high communications tower will be located between the fire station and the West Taft Road frontage. A 10,000 sf leased area will be contained by fencing. Per the Compound Plan dated 5/20/25, the tower will be located at the center of the leased area with equipment to be located near the eastern side of the pole, including equipment boxes and a 20 kw diesel generator. Underground power and fiber conduits will be located under the access road and will connect the leased area to a utility pole. Three additional areas within the leased area are outlined and labeled "Reserved for Future Wireless Telecommunication Provider."
Easements:	Per the Boundary and Topography Plan, 60'-wide and 99'-wide OCWA permanent easements cross the northeast corner of the site. A 30'-40'-wide access/utility easement occurs along the southern boundary of the site, in the location of an internal driveway. Based on the referral materials. It appears none of the proposed work will occur within easements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 1/23/26, 0.29 acres of the site will be disturbed by the proposed project and the proposed tower will not result in an increase in stormwater runoff.

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

Drinking Water: Per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed.

Wastewater: Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Floradale and Liverpool Pump Stations service areas. No changes to the current infrastructure are proposed.

Other: The project is within 2,000 feet of multiple sites (IDs: 734125, 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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).

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

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

OCPB Case # Z-26-206

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 Fergusen Enterprises, Inc. for the property located at 7245 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 45), Vine Street (Route 51) and West Taft Road (Route 51), all county highways; and

WHEREAS, the applicant is proposing exterior renovation of an 87,427 sf warehouse and office space for a new tenant for Northwest Warehouse on a 35.97-acre parcel in an Industrial (I-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 and may consequently be acted on solely by the referring board.

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

Case Number: Z-26-206
Type of Action: SITE PLAN
Applicant: Fergusen Enterprises, Inc

Related Cases:
Referring Board: Town of Clay Planning Board

Date Received: 8/14/2026
30-Day Deadline: 9/13/2026

Located: at 7245 Henry Clay Boulevard

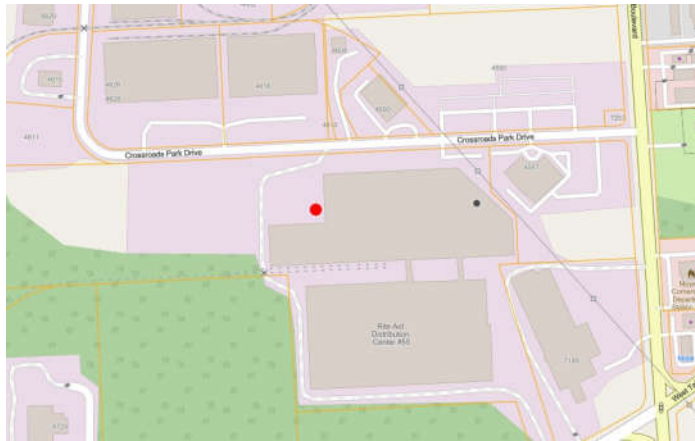
Tax Map Id: 115.-01-19.2

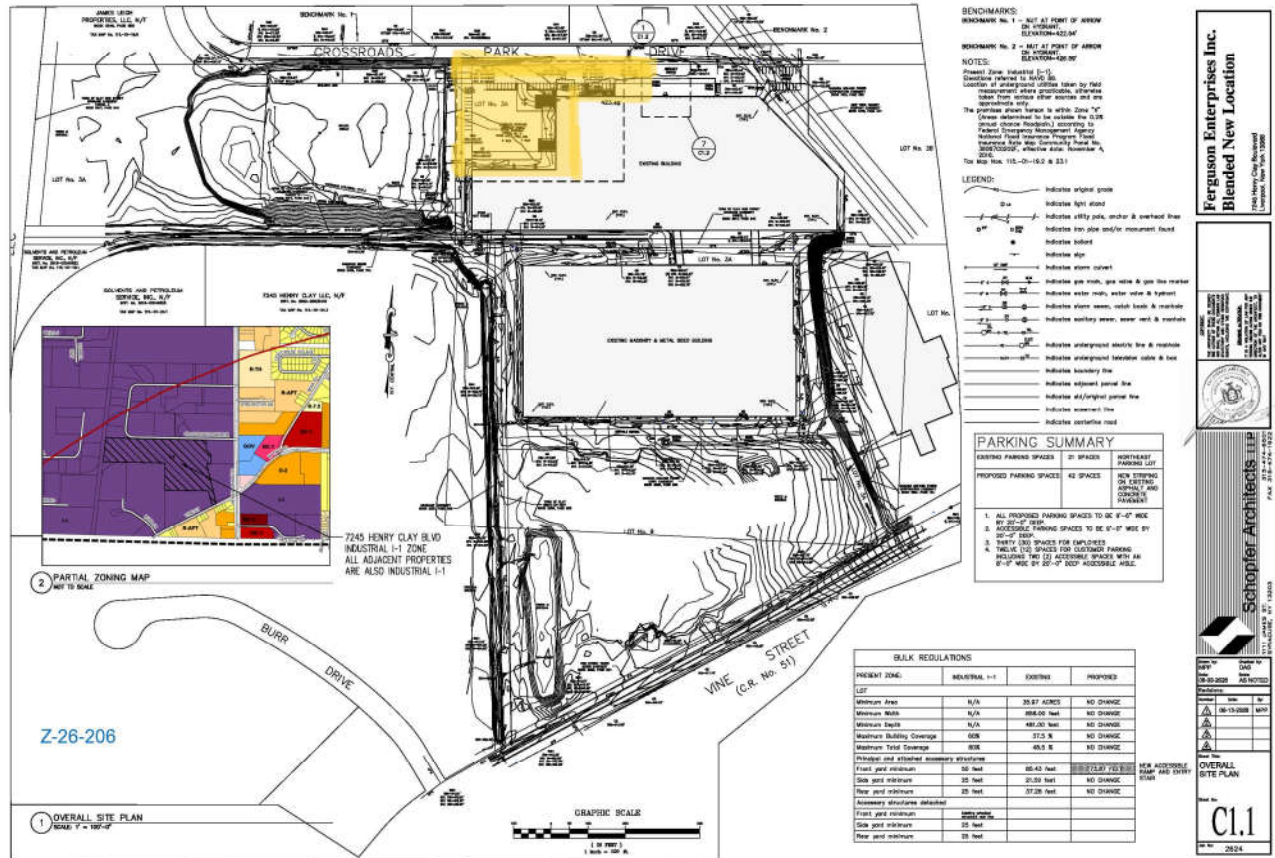
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard (Route 45), Vine Street (Route 51) and West Taft Road (Route 51), all county highways

Summary:

the applicant is proposing exterior renovation of an 87,427 sf warehouse and office space for a new tenant for Northwest Warehouse on a 35.97-acre parcel in an Industrial (I-1) zoning district





STAFF REVIEW:

Past Board Reviews:	Z-25-299: Modification of site plan referral to construct additional loading docks, expand/improve interior roadways and parking, and improve the Vine St. driveway for new tenants in one of two large industrial warehouses on two parcels totaling 48 acres. NYSDOT requirements for traffic data and SWPPP.
	Z-13-212: No Position with Comment on site plan to construct additional loading docks, with OCWA requirements.
	Z-11-308: No Position on variance to add a guard shed.
Location:	Located in Woodard Industrial Park, surrounded by industrial and office buildings and vacant land.
Existing Site Layout:	The 36-acre parcel is largely covered by two connected warehouse buildings (approximately 280,000 sf and 300,000 sf each) with loading docks along the northern façade and outdoor storage or trailer parking to the west of the northern building. Forested land covers the westernmost portion of the site, which abuts a rail line. Per GIS mapping, the site has over 500' of access onto Crossroads Park Drive, a local road. An approximately 20'-wide informal driveway to Vine Street, a County-owned road, also occurs from the south, via a parcel under common ownership.
Project Detail:	The project involves renovation of 82,427 square feet of warehouse and office space, for Ferguson Enterprises, within an existing 300,000 sf warehouse/distribution center building. Exterior work is to include: - 2 new vehicle loading ramps (26' wide x36-42' long) - new ADA accessible stairway and ramp at an existing building entrance - new exterior emergency egress stairs - new screened chain link fence surrounding an existing equipment storage area, with 24' gated access. The Overall Site Plan (8-13-26) shows all work to occur at the northern portion of the site near Crossroads Park Drive.
Access:	No changes proposed. Per GIS mapping, the site has over 500' of access onto Crossroads Park Drive, a local road, which serves a limited number of adjacent commercial properties. An approximately 20'-wide informal driveway to Vine Street, a County-owned road, also occurs from the south, along 100+ feet of frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Henry Clay Boulevard or West Taft Road or additional access to Vine Street will be permitted.
Stormwater:	Per the EAF, 0.1 acres of land are to be disturbed for the project. It appears work will occur within previously disturbed/paved portions of the site.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed. ADVISORY NOTE: OCWA requires the applicant to contact its Engineering Department to determine water availability and service options, and obtain hydrant flow testing information and backflow prevention requirements.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and the Floradale and Liverpool Pump Stations service areas and no changes to current infrastructure are proposed.

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

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

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

Bike/Ped/Transit: Per the Central New York Regional Transportation Authority (CENTRO), Henry Clay Boulevard has public transit service and bus stops are located adjacent to the site.

Wetlands: GIS wetlands mapping shows an area at the southwestern corner of the site, and adjacent lands, may contain state and/or federal wetlands, and wetland mapping shows potential encroachment at the corner of the southern building. The current site changes do not occur within this area.

Per the prior 2025 referral, in a letter from Keplinger Freeman Associates, the applicant is working with the US Army Corps of Engineers (USACE) and NYSDEC regarding jurisdictional determinations for the wetlands present on site and any required permits and mitigation. Per Notes on the Site Preparation Plan dated 8/12/25, the wetlands were mapped by GZA and “proposed wetland disturbance to be less than 0.50 ac total”.

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/ocpbresources/>*

OCPB Case # Z-26-207

- 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 Board of Zoning Appeals at the request of Marla Cohen for the property located at 2156 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant requests site plan approval to establish multiple tenant spaces/land uses in an existing building, with driveway, parking changes, landscaping and sidewalk changes on a 1.43 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board commends the applicant and City for proposed improvements to the site.
2. The applicant and City are advised to ensure that formalized access agreements or easements are in place and legally filed, to ensure legal access and use of the adjacent parcel for parking and access

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

Case Number: Z-26-207
Type of Action: SITE PLAN
Applicant: Marla Cohen

Related Cases: Z-26-97

Referring Board: City of Syracuse Board of
Zoning Appeals

Date Received: 8/14/2026
30-Day Deadline: 9/16/2026

Located: at 2156 Erie Boulevard East

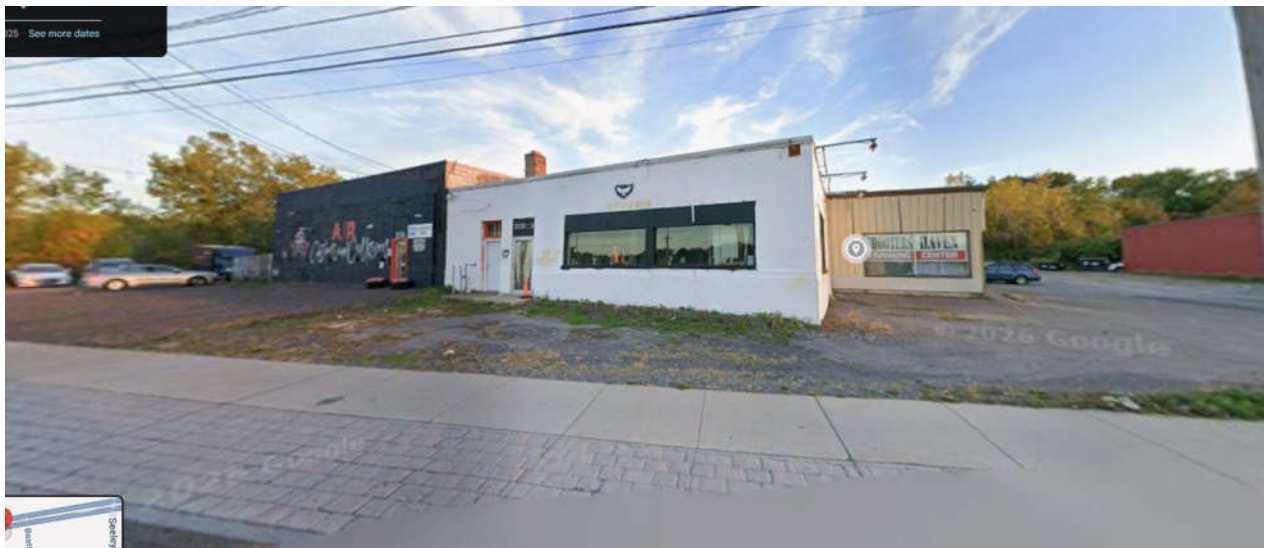
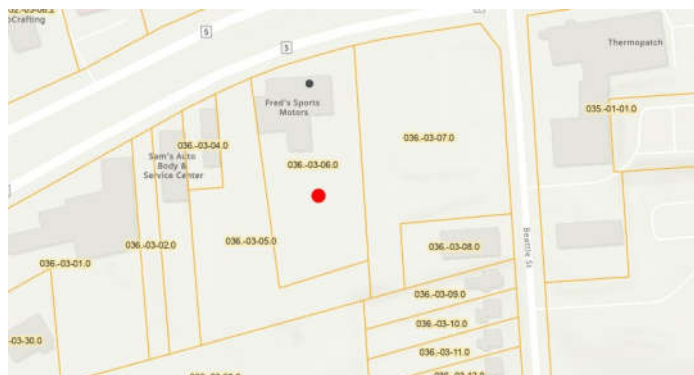
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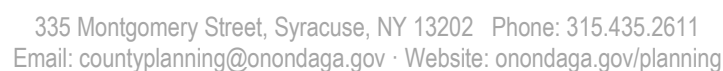
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway

Summary:

the applicant requests site plan approval to establish multiple tenant spaces/land uses in an existing building, with driveway, parking changes, landscaping and sidewalk changes on a 1.43 acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district





STAFF REVIEW:

Past Board Reviews:	Z-26-97: No Position with Comment on a use variance to establish/maintain a heavy-duty auto repair shop in the existing building in a MX-2 Mixed Use zoning district. Approved locally by BZA in April 2026.
Location:	The existing 10,564 sf single-story block building is located on Erie Boulevard East commercial corridor, a City street in this location, and backed by residential neighborhoods. Nearby uses include an auto repair shop, self-storage, and a towing company.
Project Detail:	Per the Referral Notice, Major Site Plan approval is needed to establish land use types for multiple tenant spaces, including: - Studio (Creative Roots, 791 sf) - General Retail (Shooters Haven, 1,590 sf) - Heavy Auto Repair (AR Customs 3,293 sf) - Auto Sales (Fred's Sport Motors 2,751) - existing legal nonconforming motorcycle business). Site improvements are also proposed, including a new driveway and parking layout, landscaping and sidewalks.
Description:	The Layout Plan (7/20/26) shows the existing 10,564 sf building at the front of the site, and open lawn, trees and storage at the rear. A compact gravel driveway will be established, following the eastern property line, with formalized parking at the rear and sides of the building totaling 20 spaces. Along the western side yard, 6 parking spaces and a related existing driveway appear to encroach onto the adjacent parcel under separate ownership. Work is to include restriping of parking spots. Areas of both asphalt and gravel parking will occur on this adjacent parcel. An existing rear gravel drive connection to the adjacent property appears to remain, however it is unclear how it will connect to the rear parking area to be established. At the front of the site, asphalt, and gravel will be removed and replaced with lawn, sidewalk and plantings at the front entries. A dumpster enclosure will be added in the rear parking area. ADVISORY NOTE: The proposed driveway[s] onto Erie Blvd require[s] highway access and work permits from the NYS Department of Transportation.
Other:	The site is served by City of Syracuse drinking water and public sewers. No changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Other:	The project is within 2,000 feet of multiple sites (IDs: B00072, B00146, C734090, C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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).
Plants/Animals:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

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



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director of Planning
DATE: Monday, August 17, 2026
RE: GML Administrative Review - at 425 Liberty Street, Rear
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-26-202
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 8/14/2026
TYPE OF ACTION: OTHER AUTHORIZATION
APPLICANT: Amy Monaghan-Brown
LOCATION: at 425 Liberty Street, Rear
WITHIN 500' OF: Interstate Route 690, a state highway
TAX ID(s): 108.2-02-23.0
PROPOSAL: The applicant is proposing alterations to an existing billboard located on a 0.30-acre parcel in Light Industrial zoning district. The site is located off Liberty Street, a local road, on the western edge of the City of Syracuse near the eastbound lanes of Interstate 690.

The proposal is to replace the east-facing side of the billboard with a mini-LED backlit digital sign. Additionally, the structure will be replaced to bring the sign up to current standards. The sign will be double-sided, mounted on a column pipe, and will be a total of 48'-high. The sign faces will be 40' x 11'.

ADVISORY NOTE(S): 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.

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

RECOMMENDATION: No Position

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

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Email: countyplanning@onondaga.gov · Website: <https://onondaga.gov/planning/>