



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

MEETING AGENDA

Wednesday, September 16, 2026

11:00 AM

Carnegie Building, 1st Floor
335 Montgomery Street, Syracuse, New York

- I. Call To Order
- II. Approval of minutes from previous meeting date of: 08/26/2026
- III. Other Business
Public Hearing - Street Name Change - Plantation Boulevard to Owen Honors Boulevard

Onondaga County Capital Improvement Plan Presentation
- IV. Actions on GML Section 239 Referrals to the County Planning Board
- V. Administrative & Informal Reviews
- VI. Adjourn

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ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-216

Case Number: Z-26-216

RelatedCases:

Referring Board: Town of Van Buren
Planning Board

Type of Action: SITE PLAN

Keyword: Ethiopian Church dormitory

Applicant: Father Kasahun Endale

Location: at 7382 O'Brien Road

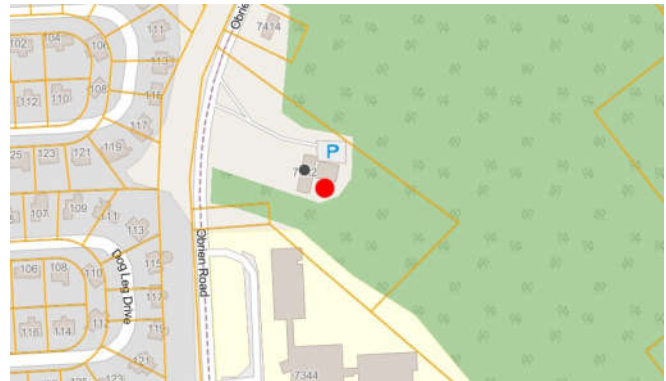
Tax Map ID: 064.-01-06.0

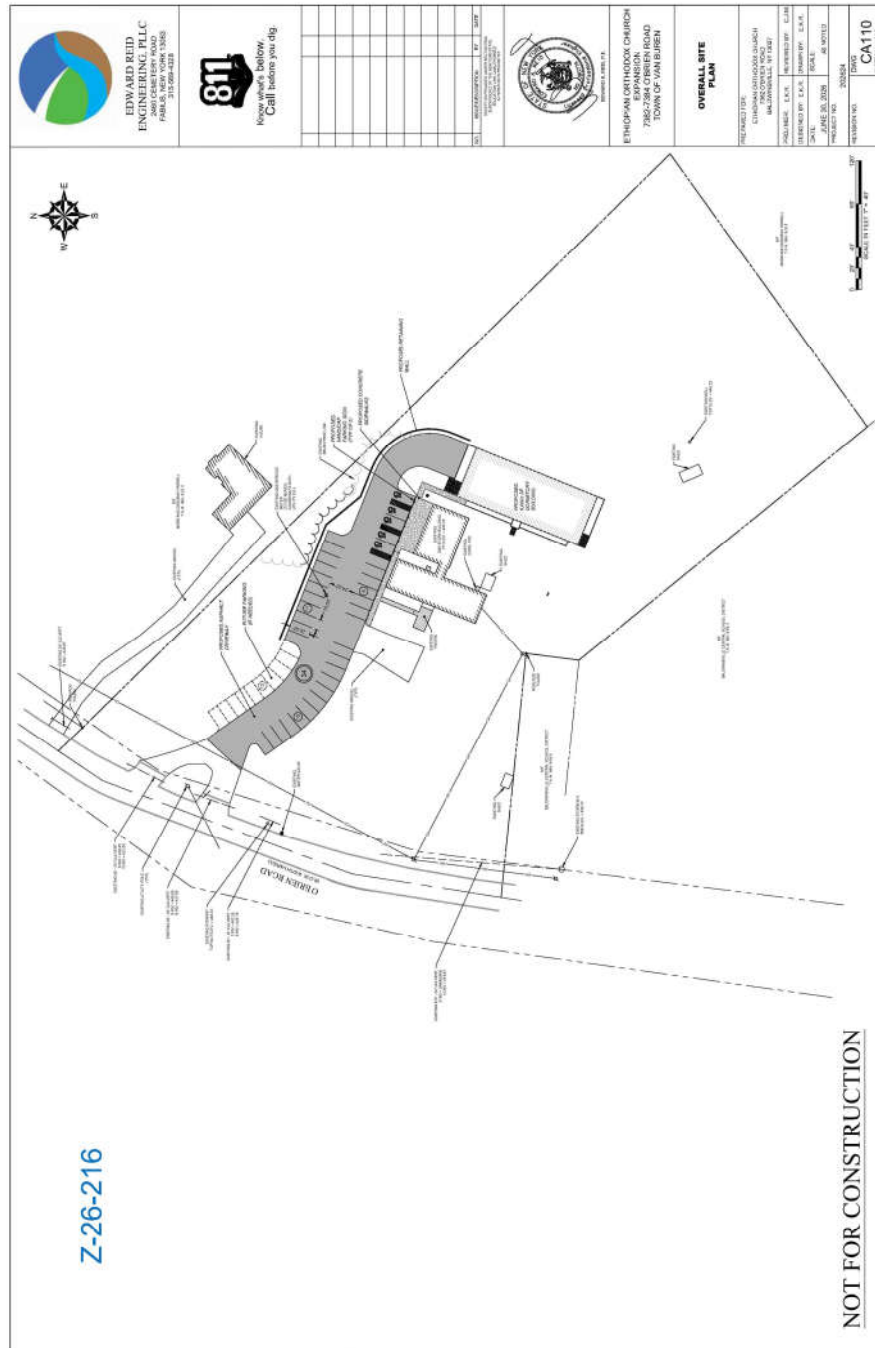
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of O'Brien Road (Route 216A), a county highway

SUMMARY:

the applicant proposes to construct a dormitory, expand parking and make site improvements to an existing Ethiopian Orthodox Church on a 5.1-acre parcel in a Residential (R-40) zoning district





STAFF REVIEW:

Past Board Reviews:	Site plan and special permit referrals (Z-22-231, Z-22-232) to expand the church complex by constructing several new buildings.
Location:	The site is located north of Catherine M. McNamara Elementary School and west of the Seneca River. The site is primarily surrounded by residential land uses to the north, west, and south and undeveloped wooded land to the east.
Existing Site Layout:	Per aerial imagery, the site contains a church building at the center of the parcel with two sheds near the building and another shed located in the wooded area to the rear.
Proposed Site Layout:	Per the Overall Site Plan dated 6/30/26, the applicant proposes to construct a 6,000 sf two-story dormitory building/retreat center to the rear of the existing church building, connected to the main building by a sidewalk. The referral materials did not include critical information regarding the use of the dormitory buildings, such as what restroom/kitchen facilities will be in the building, intensity and capacity for events and/or residential uses, how many beds/bedrooms are to be provided, and the duration of their stay. The site has an existing V-shaped access drive to O'Brien Road, narrowing to a single driveway expanding into parking areas next to the building. The applicant is proposing to resurface and widen the driveway to allow striping of 34 parking spaces. 10 future spaces are outlined along the northwest section of the driveway.
Access:	Per the Overall Site Plan, no changes are proposed to the V-shaped driveway access to O'Brien Road within the right-of-way. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on O'Brien Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 5/27/26, 1.8 acres of the site will be disturbed by the proposed project and "all stormwater associated with the proposed improvements will be captured and attenuated on-site through stormwater management practice(s)." Per the Grading, Erosion Control & Utility Plan dated 6/30/26, a stormwater structure will be constructed on the northern side of the driveway near the road frontage. 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 referral materials indicate the site is served by an individual well, and service to the dormitory will come from a connection to the existing building. OCWA water line infrastructure runs along Obrien Road in this location.
Wastewater:	The existing church is served by an individual septic system. Per a Letter of Intent dated 6/30/26, "a new sanitary sewer lateral will be constructed and connected to the existing low pressure forcemain along O'Brien Road. An extension of the existing sewer district will ultimately be applied for, as well." Existing public sewers occur approximately 100+ feet to the north of the site on Obrien Road. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area.

	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: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html.
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Plants/Animals:	The site may contain the Indiana bat or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-218

Case Number: Z-26-218

Keyword:

RelatedCases:

Applicant: The Widewaters Group

Referring Board: Town of DeWitt Planning Board

Location: at Brittonfield Parkway

Type of Action: SITE PLAN

Tax Map ID: 028.-01-10.0

JURISDICTION:

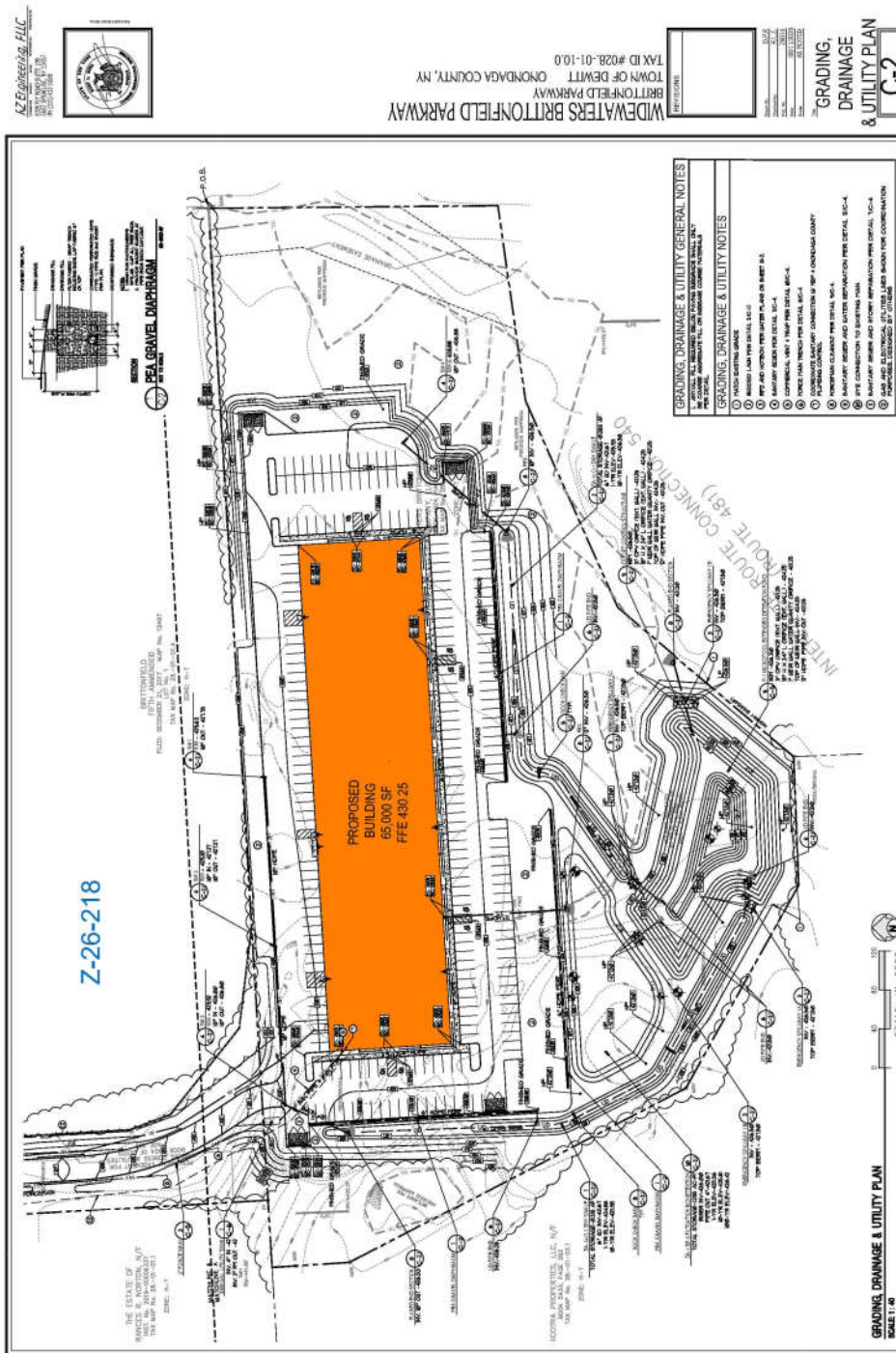
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481 and NYS Thruway (Route 90), both state highways, and Fly Road (Route 77), a county road.



SUMMARY:

the applicant proposes to construct a 65,000 sf flex commercial/office building on a 9.67-acre parcel in a High-Tech zoning district





AZ Engineering, LLC
100 N. GARDEN ST.
SUITE 200
SYRACUSE, NY 13202
TEL: 315.486.1234
WWW.AZENGINEERING.COM



WIDENERS BRITTONFIELD PARKWAY
BRITTONFIELD PARKWAY
TOWN OF DEWITT
ONONDAGA COUNTY, NY
TX ID #028-01-10.0



**GRADING,
DRAINAGE
& UTILITY PLAN**
C-2

STAFF REVIEW:

Location:	The site is a vacant landlocked parcel, south of the Brittonfield complex, located between Interstate 481 and Fly Road, north of the NYS Thruway. The area is characterized by the commercial properties along the eastern side of Fly Road and residential neighborhoods to the west of Fly Road (County Route 77).
Proposed Site Layout:	Per the Layout & Planting Plan dated 8/11/26, the proposed 65,000 sf building will occur near the northern parcel boundary, surrounded by asphalt. Dumpster enclosures will be located in the four corners of the parking lot. Per the referral notice, the building will be 36'-high and will include commercial, office, and flex-office uses.
Parking:	Per the Layout & Planting Plan, the building will be surrounded by 312 parking spaces with 77 spaces noted as reserve parking along the northern, eastern, and southern parking lot boundaries.
Access:	Per the referral materials, site access will come from a driveway extended from the Brittonfield Complex. An Access Agreement was included with the referral materials. Brittonfield Parkway, Town-owned, has full access connections to both Fly Road, a county road, and Collamer Road (NYS Route 298). A Traffic Impact Assessment dated 6/17/26 completed by GTS Consulting was included with the referral materials.
Easements:	Per the Easement Agreement included in the referral materials which grants road access to the site via the Brittonfield Complex, the site will also gain utility access, including drinking water, wastewater, and other infrastructure. Per the Boundary & Topographic Map dated 7/23/26, a drainage easement occurs near the eastern boundary of the site, adjacent to two of the mapped wetland areas. The proposal does not appear to encroach into the easement.
Landscaping:	Per the Layout & Planting Plan dated 8/11/26, some plantings and landscaping will be installed along three sides of the building
Wetlands:	GIS mapping shows a federal wetland located at the center of the site with possible NYS wetlands located along the southern and northeast site boundaries. A letter from the Department of the Army Corps of Engineers dated 1/27/23 was included, approving jurisdictional determinations regarding two wetlands with a preliminary approval of another wetland area. Specific delineation information and locations of confirmed wetlands are not clear. Per the Site Prep & Esc Plan dated 8/11/26, three wetland areas are depicted on site, one in the northwest corner and two areas near the southeast portion of the site. The date of the wetland delineation is not depicted on the Site Plans, but the Site Prep Plan depicted three areas of wetland disturbance in the southeast, totaling 0.095 acres. No state buffer areas are shown on the plans. It appears from the Grading, Drainage, & Utility Plan dated 8/11/26, the proposed parking lot will encroach into wetlands in the southeast portion of the site and if NYS wetlands are present on site, the 100'-buffer could significantly encroach into the majority of the site, including the building footprint.

	ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/12/26, 8.50 acres of the site will be disturbed by the proposed project. Stormwater management areas are depicted in the southern portion of the site. 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. A Stormwater Pollution Prevention Plan (SWPPP) dated 8/11/26 completed by RZ Engineering, PLLC was included with the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to Town of DeWitt drinking water is proposed to serve the new building. Per the EAF, the site is anticipated to require 3,250 gallons of drinking water per day on site.
Wastewater:	A new connection to the public sewers is proposed to serve the building. The site is located in the Metropolitan Wastewater Treatment Plant service area. A sewer extension would be required to serve the site. 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: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html.
Watersheds:	The site is located over, or immediately adjoining, principal aquifers (per EAF Mapper).
Plants/Animals:	The site may contain the Indiana bat or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-219

Case Number: **Z-26-219**

RelatedCases:

Referring Board: Town of Clay Town Board

Type of Action: ZONE CHANGE

Keyword:

Applicant: SSO Holdings LLC

Location: at Henry Clay Boulevard

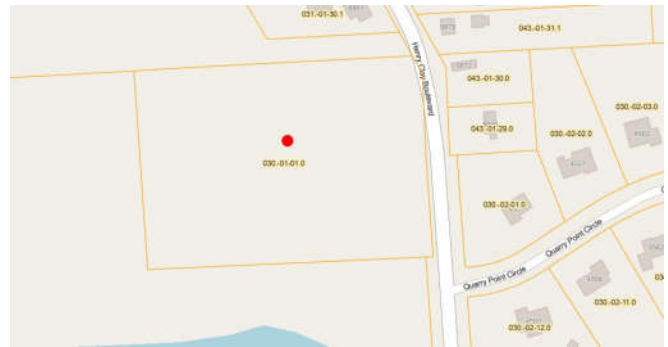
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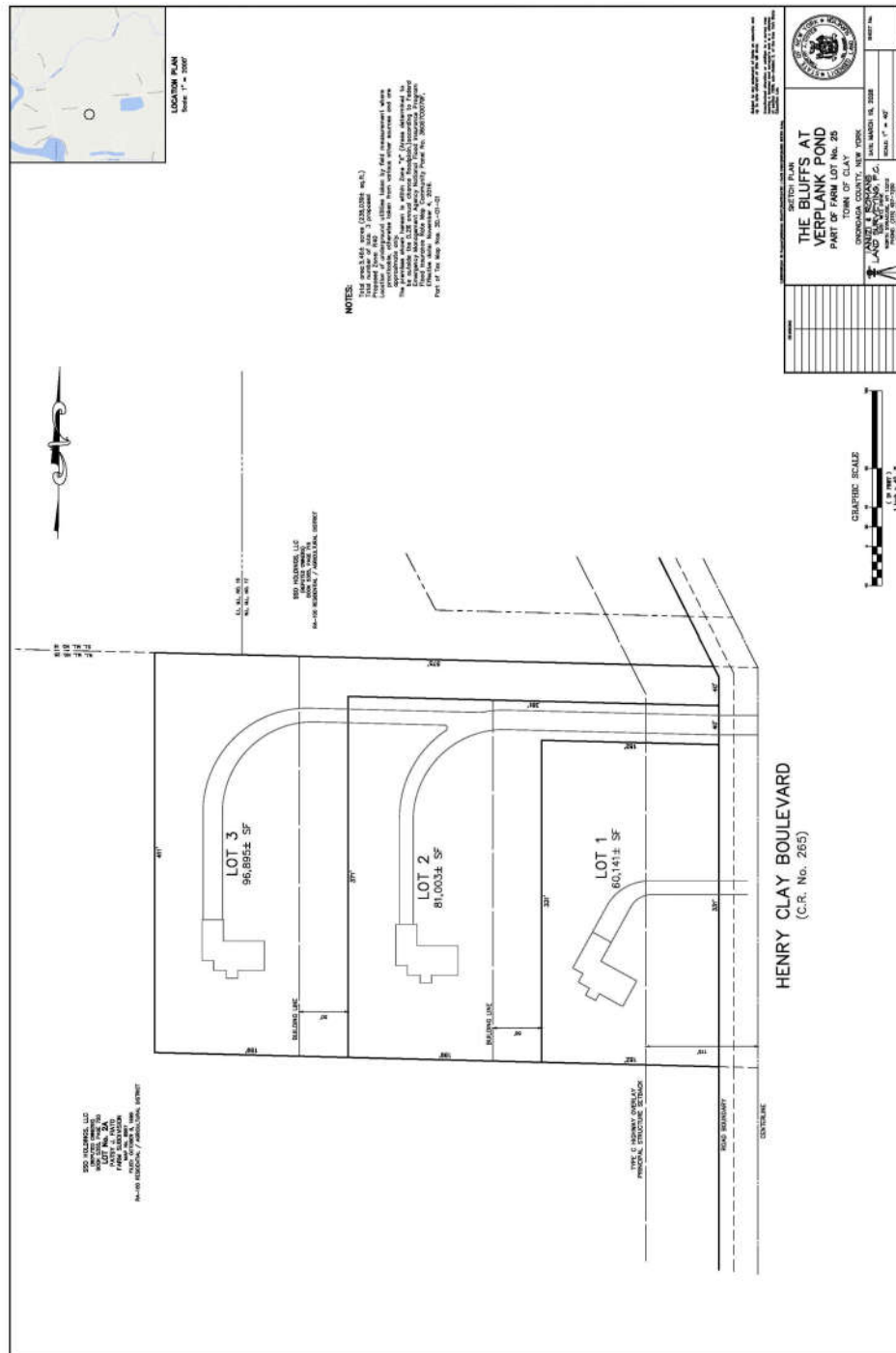
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Henry Clay Boulevard (Route 265), a county road

SUMMARY:

the applicant is proposing a zone change on a 5.61-acre parcel from Residential Agriculture (RA-100) to One-Family Residential (R-40)





STAFF REVIEW:

Location:	The site is a vacant parcel located along the west side of Henry Clay Boulevard, north of its intersection with Ver Plank Road (County Route 265). The site is located within a third of a mile from the Oak Orchard Wastewater Treatment Plant, which is anticipated to be expanded, and new transmission infrastructure will be extended there in the near future to serve the Micron Technology campus and adjacent development.
Proposed Zoning:	The applicant is proposing a zone change from RA-100 to R-40 to allow a subdivision and three new single family homes. Per the Town Code, the intent of the R-40 district is “to allow lower-density, single-family uses and supportive nonresidential development within the portion of the Town that are not served by public sewers.”
Proposed Site Layout:	Per the Sketch Plan The Bluffs at Ver Plank Pond dated 3/19/26, the applicant is proposing to divide the site into three new parcels: Lot 1 (60,141 sf) along Henry Clay Boulevard with Lot 2 (81,003 sf) behind, and Lot 3 (96,895 sf) at the rear. The Sketch Plan depicts both proposed Lots 2 and 3 as flag-lots, each with 40’ of frontage on Henry Clay Boulevard. The applicant proposes Lot 1 will have its own direct access Henry Clay Boulevard with Lots 2 and 3 sharing driveway access to Henry Clay Boulevard via Lot 2’s frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements.
Stormwater:	The Environmental Assessment Form (EAF) dated 3/19/26 addresses the zone change and does not discuss further stages of this project. Stormwater mitigation is not discussed in the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Wetlands:	GIS mapping shows a large portion of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include most of proposed Lots 2 and 3. Per the referral notice, the applicant is undergoing wetland delineation assessment. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Drinking Water:	A new connection to the public drinking water is proposed to serve the future development. 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:	New individual septic systems are proposed to serve the site. The Sketch Plan does not indicate septic or leach field locations. Wetlands may impact the viability of the proposed septic fields on site.

	ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
Plants/Animals:	The site may contain the Pied-billed grebe and/or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-220

Case Number: Z-26-220

Keyword: Digital Billboard

RelatedCases:

Applicant: Pat Reynolds-Ianuzzi & Romans P

Referring Board: Town of Camillus Zoning Board

Location: at 103 and 105 Bennett Road

Type of Action: SPECIAL PERMIT

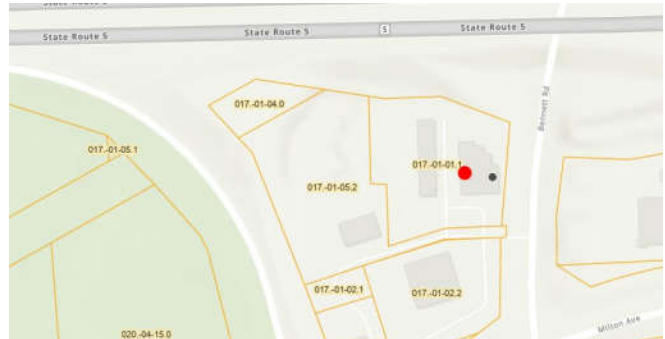
Tax Map ID: 017.-01-01.1

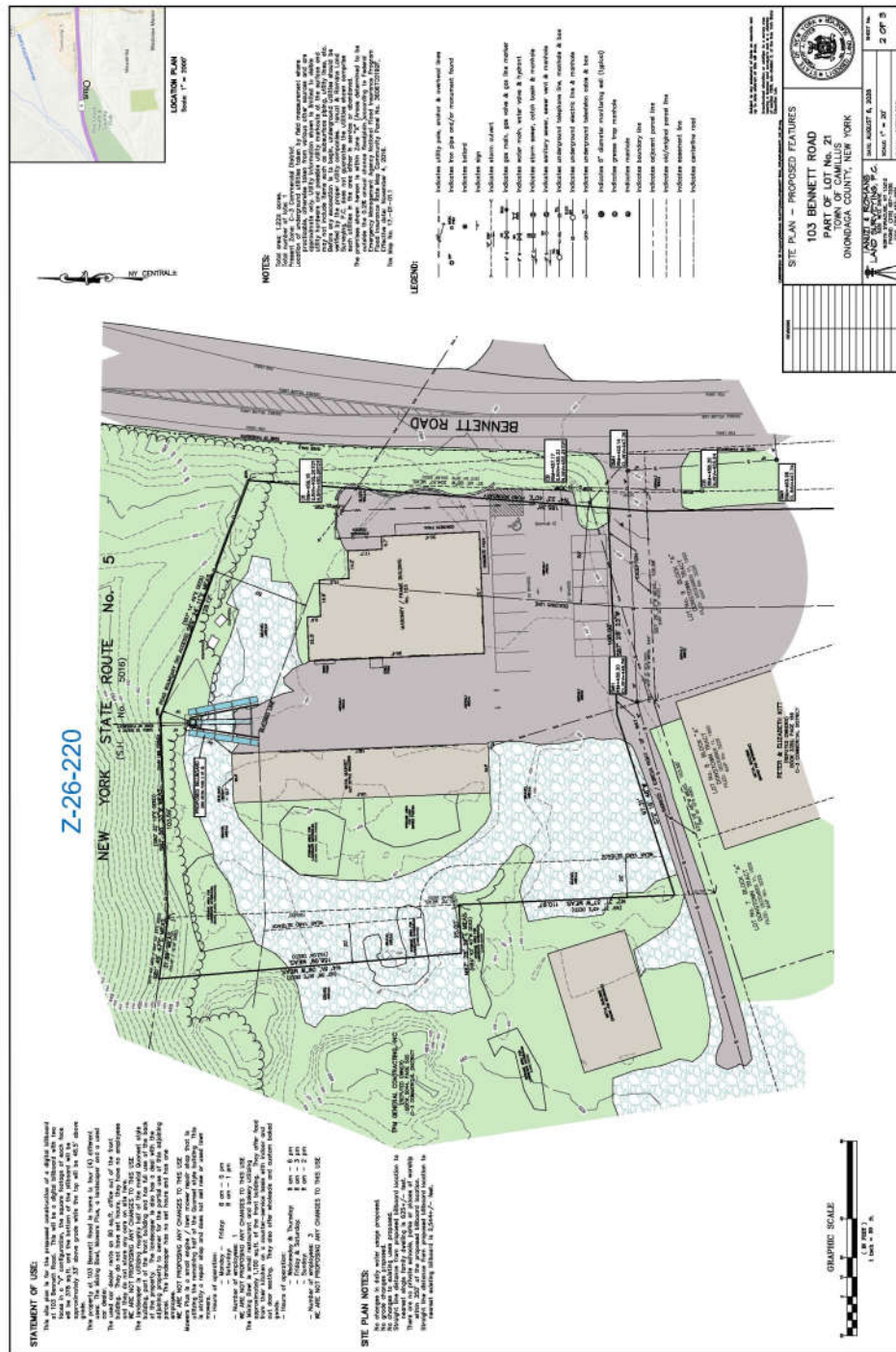
JURISDICTION:

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 NYS Route 5, a state highway, and Bennett Road and Milton Avenue (Route 190), both county highways

SUMMARY:

the applicant is requesting a special permit to construct a billboard on a 1.22-acre parcel in a Regional Destination Center District (C-3) with a Billboard Overlay





STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-26-111) to apply the Billboard Overlay (BO) zoning designation to the site. The Board advised the Town and applicant to coordinate with NYS Department of Transportation regarding requirements and permitting for billboards visible from the National Highway System.
Location:	The site is located along Bennett Road, on a commercial parcel between NYS Route 5 and Milton Avenue. The site contains both the Mixing Bowl restaurant and Mowers Plus service & repair and adjacent to Pete Kitt's Automotive Sales & Service.
Existing Site Layout:	The restaurant is located along the Bennett Road frontage with the engine repair business to the rear. Formal parking is located along the southern side of the restaurant.
Access:	Both the site and the adjacent auto sales site are accessed via a full-access driveway to Bennett Road, a county road. No changes are proposed at this time. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Bennett Road must meet Department requirements.
Proposed Site Layout:	Per the Site Plans dated 8/6/26, the applicant is proposing installation of a 10.5'x36' double-faced digital billboard, mounted on a 46.5'-high monopole at the northern parcel boundary. The billboard will be viewable from NYS Route 5. Changes from the plans included with the previous referral include shrinking the faces of the billboard from 14'x48' to 10.5'x36', confirming both faces would be digital, and lowering the monopole from 50' to 46.5'. ADVISORY NOTE: Per New York State, 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.
Other:	Per the NYS Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment. Regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations.
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-225

Case Number: **Z-26-225**

RelatedCases:

Referring Board: Town of Lysander Town Board

Type of Action: ZONE CHANGE

Keyword:

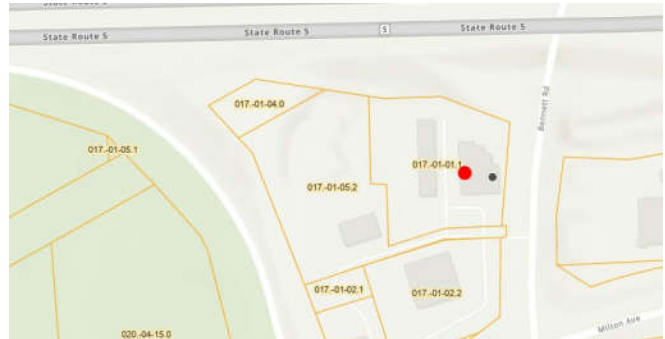
Applicant: Brett Maring

Location: at 9086 Oswego Road

Tax Map ID: 024.-01-49.1

JURISDICTION:

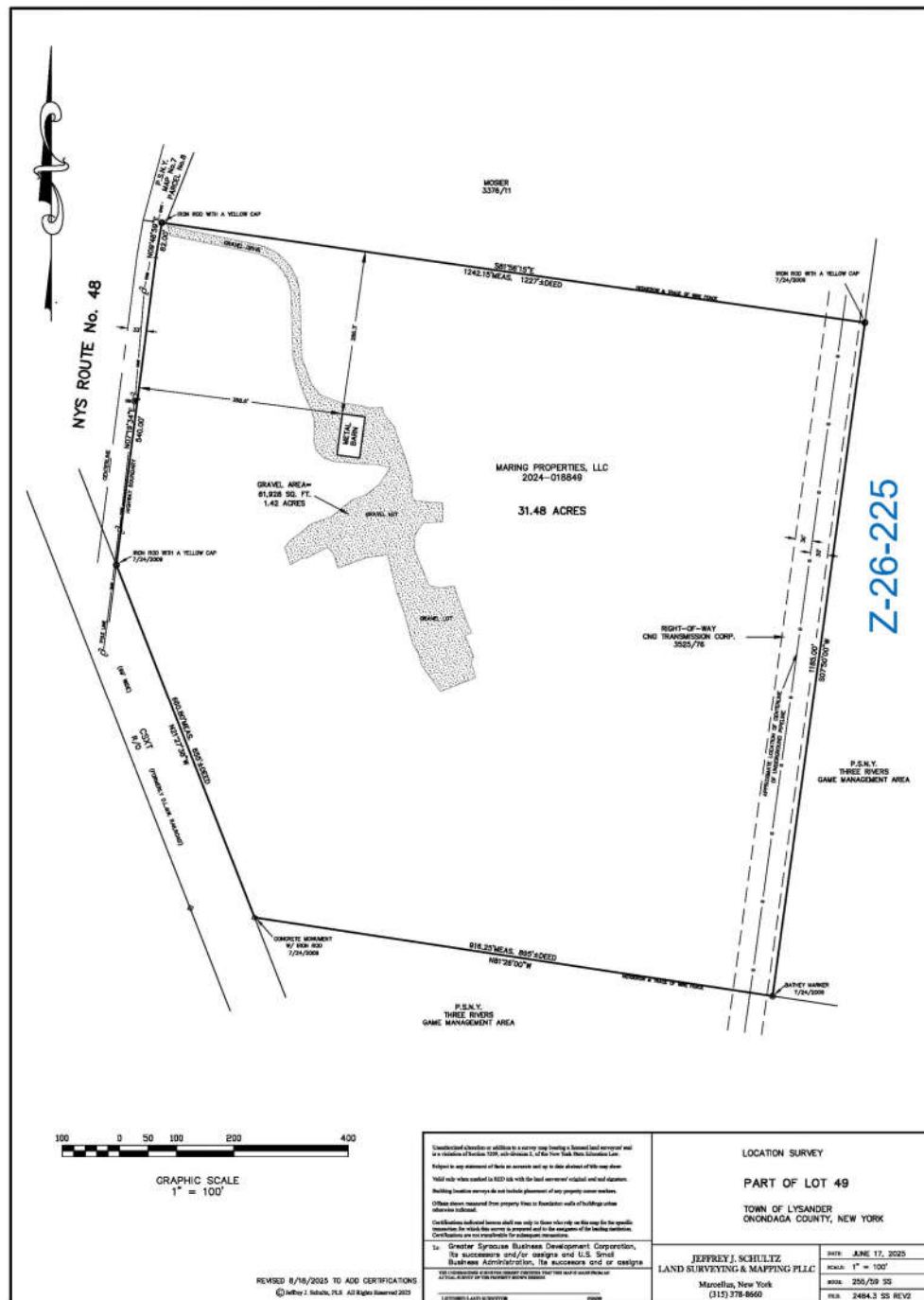
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (Route 48) and the NYS managed Three Rivers Wildlife Management Area.



SUMMARY:

the applicant is proposing a zone change on a 30.86-acre parcel from Agricultural (A) to General Business (GB)





STAFF REVIEW:

Location:	The site is located on the east side of Oswego Road (NYS Route 48) in an area characterized by large parcels containing woodlands or agriculture. Per aerial imagery, the site contains a “metal barn” building in the northwest portion of the site and accessed via a gravel driveway to Oswego Road at the northern end of the site’s frontage. A gravel area extending south of the building appears to be utilized for outdoor storage. A lawn area extends to the northern and western parcel boundaries with the remainder of the site covered by woodlands.
Proposed Zoning:	The applicant is proposing changing the site to General Business (GB) to allow a “business office, operations, and storage of company vehicles and equipment”. Per the Town Code, the GB district allows retail or personal service use, wholesale or warehouse establishments, offices, restaurants, and utility substations with controlled site review. Per the Town Zoning Map dated 2022, there are multiple parcels located across Oswego Road from the site with GB zoning designations.
Project Detail:	It is not clear if the requested zone change is to legalize the existing use of the property or to allow for new development. Per the local application the GB zoning designation is to allow office and storage use on the property. It is noted a new driveway access to Oswego Road is proposed to minimize impacts to neighboring properties. No changes to the property are noted except the new driveway. ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/25/26, less than an acre of the site will be disturbed by the proposed project and “stormwater from the proposed driveway will be managed on site in accordance with applicable stormwater requirements.” 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, there is no existing drinking water service to the site and no changes are proposed. It is unclear if there is well water available or being used on site. There is no public water near this site.
Wastewater:	Per the referral notice, the site is served by an individual septic system and no changes to the existing infrastructure are proposed. The location of any well, septic system, or leach field is not indicated on the plan. The site is located outside of the Onondaga County sanitary district.
Wetlands:	GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to be located entirely within the woodlands, outside of the existing developed area. Delineated wetlands boundaries and the associated buffers are not indicated on the plans.

The Three Rivers Wildlife Management area, a 3,607-acre area for wildlife management, wildlife habitat, and recreation abuts the site to the east.

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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-228

Case Number: Z-26-228

Related Cases:

Referring Board: Town of Van Buren Town Board

Type of Action: ZONE CHANGE

Keyword: Crego Brolex Living Community

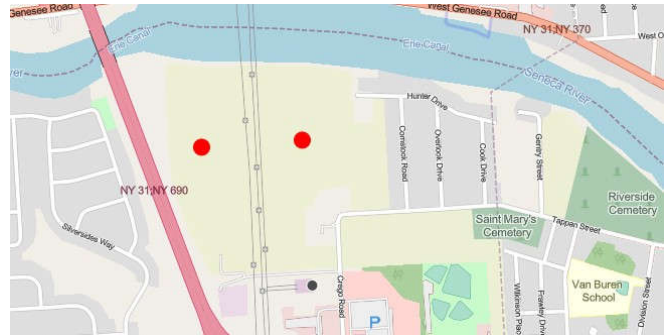
Applicant: Brolex Living Community

Location: at Crego Road

Tax Map ID: 034.-03-01.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 690, a state highway, the municipal boundary between the Town of VanBuren and the Town of Lysander, and a farm operation located in a NYS Agricultural District



SUMMARY:

the applicant is proposing a zone change on a 103-acre parcel from Residential District (R-40) to Planned Unit Development (PUD)





STAFF REVIEW:	
Past Board Reviews:	Subdivision referral (S-12-89) to subdivide a 107.767-acres farm parcel into four new lots. The Board advised the applicant would need to coordinate with the Onondaga County Department of Transportation.
Location:	The site is an agricultural parcel located near the northern boundary of the Town of Van Buren, west of the Village of Baldwinsville. The site is bound by the Seneca River to the north, NYS 690 to the west, and an existing residential neighborhood to the east. National Grid power lines bisect the site (north/south). The southern boundary of the parcel is bordered by Crego Road, Tappan Street Road, and a private access road owned by National Grid.
Proposed Zoning:	The applicant is proposing a zone change to Planned Unit Development (PUD) to allow construction of a 304-dwelling unit project. Per the referral, the applicant proposes construction of 98 single-family homes, 206 for-rent townhouse units, and a clubhouse. The application materials detail variations of these numbers. The Zoning Requirements Table labeled “Draft for Discussion Purposes Only” dated 7/6/26, details bulk requirements for the single-family home lots and townhouse lots. It’s noted the local Planning Board will have the authority to further modify the Concept Plan provided the dwelling units do not exceed 304 units. The applicant will establish an access easement for the Town to access Town-owned property to the west (landlocked in the northwest corner).
Proposed Site Layout:	Per the Conceptual Site Plan dated 7/7/26, the site will be divided into two distinct areas, split along the National Grid easement. The western side of the site will contain the townhouse portion of the site (38.82 acres), arranged around Public Road 2 running north/south. Public Road 1 crosses the site west to east. Private Road 1, also provides access to some of the townhouse units. The single-family portion of the site (64.66 acres) will be located in the eastern portion of the site, arranged around Public Roads 1 and 3. Common areas with paths and trees are shown in both areas, two within the single-family area and one within the townhouse area. Two are combined with stormwater facilities. Common areas 1 and 2, located on the single-family side, are located in the center of blocks of houses, bordered by the backyards of private lots, and minimally visible from the proposed roads. Access to common areas 1 and 2 are via a path or sidewalk within drainage/access easements located at the rear of private lots. Six Preservation Areas are outlined, some are adjacent to, or within, common areas, and three are located in private single-family lots.
(cont’d):	Single-family lot sizes range from 0.33 acres to as large as 0.5 acres and 1 acre. Larger lot sizes appear to be those encumbered with easements for stormwater facilities, National Grid easements, and drainage/access easements.
(cont’d):	Per the Concept Plan, the proposed residential lots extend to the edge of the Seneca River. No public space is shown adjacent to the river and no water access for residents or the public is shown.
Access:	Per the Concept Plan, access will come from the proposed Public Road intersections

	with Tappan Street Road and Crego Road, both local roads. Hunter Drive is shown terminating in a hammerhead near the northeast corner, in line with Public Road 3. It appears there will be no connection between Hunter Drive and Public Road 3.
Bike/Ped/Transit:	Sidewalks or pathways are not shown except in the internal Common Areas, along Crego Road, and on a portion of Public Road 2 near Crego Road. The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site abuts a priority zone. Per the Central New York Regional Transportation Authority (CENTRO), Crego Road has public transit service and bus stops are located within 0.3 miles of the site.
Landscaping:	The Concept Plan depicts some trees throughout the townhouse-portion of the site and within the Common Areas. Trees are not depicted within the single-family portion of the site.
Local Plans:	The 2026 Town of Van Buren Comprehensive Plan presents the Town's vision and objectives for the future of the Town, encouraging a mix of housing types, building a connected network of sidewalks, multi-use paths, and trails that link neighborhoods. Additionally, improving access to the Seneca River and creating a connected town-wide trail and pathway system are stated objectives with specific mention of coordinating with the developer of this site to "preserve a continuous public waterfront trail" as part of the development's design.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 4/6/26, 30 acres of impervious surface will be created. Per the Concept Plan, stormwater facilities are depicted along the northern boundary between the development and the Seneca River and attached to Common Areas 1 and 2. Stormwater areas are depicted on multiple private lots. No access or easements providing access are shown or noted. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	A new connection to public drinking water is proposed to serve the complex. Per the EAF, the site is anticipated to utilize 107,960 gallons of drinking water per day. Per the EAF, the site is located in the OCWA CWR-40 County Water WR587 Consolidated Water Service District. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	A new connection to public sewers is proposed to serve the development. The site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area. ADVISORY NOTE: Capacity assurance approval from the Onondaga County

	Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html.
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Agriculture:	Surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. Per the EAF, it appears approximately 100 acres of agricultural lands will be removed to allow construction of the PUD. An Agricultural Data Statement was not included with the referral materials. ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District to include an Agricultural Data Statement.
Historic Resources:	The site is located near the Mrs. I. L. Crego House and NYS Barge Canal Historic District which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.
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.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-212

Case Number: Z-26-212

Related Cases: Z-26-213

Referring Board: Town of Clay Planning Board

Type of Action: SITE PLAN

Keyword: Matthews Auto Group - Great North

Applicant: Matthews Auto Group

Location: at 4155 State Route 31

Tax Map ID: 028.-01-47.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 481 and Route 31, both state highways

SUMMARY:

the applicant proposes to do general exterior site improvements including dumpster enclosure upgrades, additional vehicle inventory striping and façade changes on a 5.82-acre parcel in a Regional Commercial (RC-1) zoning district.



STAFF REVIEW:

Past Board Reviews: ·Site plan referral (Z-21-291) to establish a Dunk & Bright retail store at the Great Northern Mall.
·Special permit referral (Z-19-156) to allow an Autocross Driving Experience course on a portion of the Great Northern Mall parking lot.
·Special permit referral (Z-19-40) to allow motor vehicle sales and rentals on a portion of the mall site.

Concurrent Reviews: Special permit referral (Z-26-213) to allow the “motor vehicles sales” use on site.

Location: The site is a standalone parcel along the western side of the Great Northern Mall site, located between the main parking lot and Interstate 481. The site contains a 43,945 sf building in the western side of the parcel, surrounded by parking lots on the southern and eastern sides of the site.

Per aerial imagery, there is minimal permeable surface on site, comprised primarily of a landscape strip between the parking lot and the mall driveway on the adjacent parcel to the east.

Project Detail: The applicant, Matthews Auto Group (Nissan car dealership), is proposing renovation of the existing facility to accommodate automobile sales and service. Per the Special Permit Site Plan dated 8/17/26, proposed changes include renovating the interior of the existing building, updating the front façade, repairing the sidewalk at the front of the building, and improvements to the parking lot including replacing portions of asphalt and replacing some curbing. The applicant also proposes installing three 12’x12’ overhead doors at the rear of the building to allow motor vehicle service use of the building. A dumpster enclosure will also be constructed near the rear of the building.

The site will be striped for 368 parking spaces. Per the Great Northern Subdivision Final Plan dated 10/21/21, the site previously held 339 spaces.

Per the Floor Plan dated 8/24/26, the front portion of the building will be utilized as a showroom backed by an administrative area. Most of the building will be dedicated to the automobile service shop.

Easements: Per the Great Northern Subdivision 2 Final Plan dated 10/21/21, a Town-owned sanitary sewer easement crosses the parking lot north to south through the middle of the parcel.

Stormwater: Per the Environmental Assessment Form (EAF) dated 8/24/26, 0.22 acres of the 5.82-acre site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed changes. The landscape strip between the parking lot and mall driveway is labeled “snow storage area”. Per the EAF, the existing 0.54-acres of grass and landscaping will remain.

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

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

Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed. Per the EAF, the site is anticipated to utilize 1,500 gallons of water provided by OCWA 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 and is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay and Euclid Pump Stations service areas. No changes to the current infrastructure are proposed. 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
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-213

Case Number: Z-26-213
RelatedCases: Z-26-212
Referring Board: Town of Clay Town Board
Type of Action: SPECIAL PERMIT

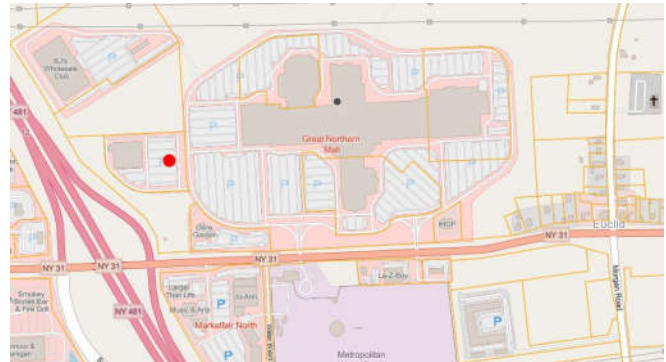
Keyword: Matthews Auto Group - Great North
Applicant: Matthews Auto Group
Location: at 4155 State Route 31
Tax Map ID: 028.-01-47.0

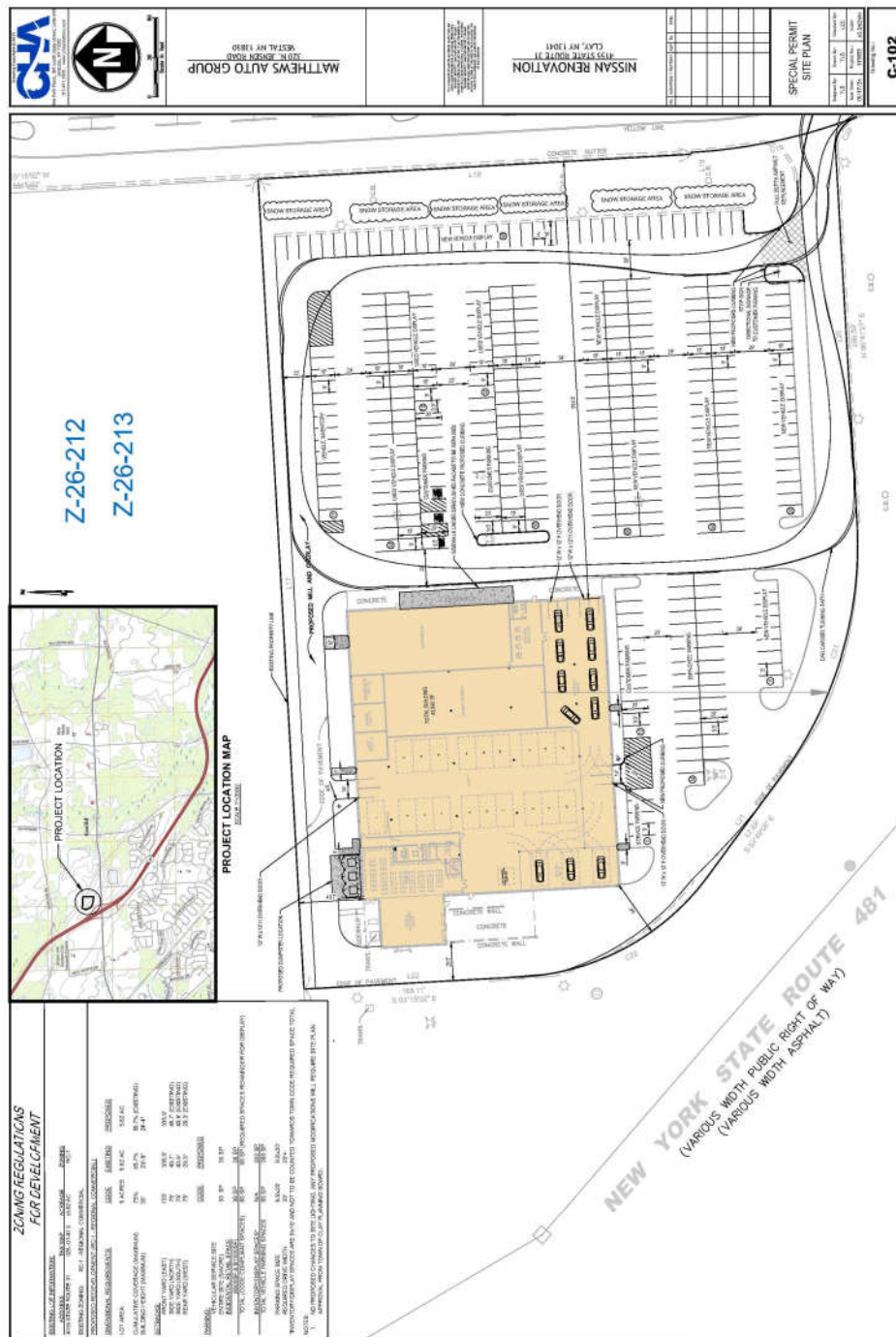
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 481 and Route 31, both state highways

SUMMARY:

the applicant is requesting a special permit for motor vehicle sales at a former RV location on a 5.82-acre parcel in a Regional Commercial (RC-1) zoning district





STAFF REVIEW:

Past Board Reviews:

- Site plan referral (Z-21-291) to establish a Dunk & Bright retail store at the Great Northern Mall.
- Special permit referral (Z-19-156) to allow an Autocross Driving Experience course on a portion of the Great Northern Mall parking lot.
- Special permit referral (Z-19-40) to allow motor vehicle sales and rentals on a portion of the mall site.

Concurrent Reviews:

Site plan referral (Z-26-212) for site improvements including dumpster enclosure and vehicle inventory striping.

Location:

The site is a standalone parcel along the western side of the Great Northern Mall site, located between the main parking lot and Interstate 481. The site contains a 43,945 sf building in the western side of the parcel, surrounded by parking lots on the southern and eastern sides of the site.

Per aerial imagery, there is minimal permeable surface on site, comprised primarily of a landscape strip between the parking lot and the mall driveway on the adjacent parcel to the east.

Project Detail:

The applicant, Matthews Auto Group (Nissan car dealership), is proposing renovation of the existing facility to accommodate automobile sales and service. Per the Special Permit Site Plan dated 8/17/26, proposed changes include renovating the interior of the existing building, updating the front façade, repairing the sidewalk at the front of the building, and improvements to the parking lot including replacing portions of asphalt and replacing some curbing. The applicant also proposes installing three 12'x12' overhead doors at the rear of the building to allow motor vehicle service use of the building. A dumpster enclosure will also be constructed near the rear of the building.

The site will be striped for 368 parking spaces. Per the Great Northern Subdivision Final Plan dated 10/21/21, the site previously held 339 spaces.

Per the Floor Plan dated 8/24/26, the front portion of the building will be utilized as a showroom backed by an administrative area. Most of the building will be dedicated to the automobile service shop.

Easements:

Per the Great Northern Subdivision 2 Final Plan dated 10/21/21, a Town-owned sanitary sewer easement crosses the parking lot north to south through the middle of the parcel.

Stormwater:

Per the Environmental Assessment Form (EAF) dated 8/24/26, 0.22 acres of the 5.82-acre site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed changes. The landscape strip between the parking lot and mall driveway is labeled "snow storage area". Per the EAF, the existing 0.54-acres of grass and landscaping will remain.

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

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

Drinking Water:	The site is served by public drinking water and no changes to the current infrastructure are proposed. Per the EAF, the site is anticipated to utilize 1,500 gallons of water provided by OCWA 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 and is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay and Euclid Pump Stations service areas. No changes to the current infrastructure are proposed. 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
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-221

Case Number: **Z-26-221**

Keyword:

RelatedCases:

Applicant: Town of Fabius

Referring Board: Town of Fabius Town
Board

Location: Town-Wide

Type of Action: LOCAL LAW

Tax Map ID:

JURISDICTION:

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

No Map Available

SUMMARY:

the applicant is proposing Local Law
No 3 of the Year 2026 to establish
Planned Unit Development Districts.

No Map Available

No Map Available

STAFF REVIEW:

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.
Proposed Text:	The purpose of the proposed local law is to enact regulations for the establishment of Planned Unit Development Districts within the Town of Fabius. The Town recognizes that Planned Unit Development Districts can be an effective tool for guiding development in ways that support community goals and priorities within the Town.
Proposed Text:	Section 2 of the proposed local law defines several terms related to the adoption of Planned Unit Development Districts. "Planned Unit Development" ("PUD") is defined as a site upon which residential commercial, industrial or other land uses or any combination thereof may be authorized in a flexible manner so as to achieve municipal development goals.
Proposed Text:	Section 4 of the proposed local law establishes application requirements for Planned Unit Development review. Pursuant to this section, all PUD applications must include information regarding the types of land uses, parking requirements, the regulations of signage, open spaces, and the preservation of historic resources if any are present. PUD applications must also include a PUD Preliminary Plan District Plan map, a phasing plan that includes a schedule describing all applications, timelines, and phases for the completion of the development.
Proposed Text:	Pursuant to Section 4 (e) of the proposed local law, the Town Board may require that the applicants place sufficient funds into escrow to pay for the Town's use of legal and engineering professionals to evaluate the application.
Proposed Text:	Pursuant to Section 5 of the proposed local law, the Town Board must comply with the provisions of the State Environmental Quality Review Act under Article Eight of the Environmental Conservation Law and its implementing regulations.
Proposed Text:	Section 6 of the proposed local law establishes criteria for the review of Planned Unit Development District Plans. The section establishes several factors that the Town Board must weigh when considering an application to create a Planned Unit Development District Plan. The Town Board must consider whether the proposed plan will result in efficient use of land and resources, whether the plan is consistent with the orderly development of the town, whether the plan will have a negative impact on natural resources, the environment or historic resources within the town, whether the plan will result in new employment or economic opportunities within the town, whether the plan will improve the availability of affordable housing within the town, whether the plan will have a negative impact on existing residential uses, whether the plan adequately address issues related to septic systems, water supply and other infrastructure needs, whether the plan will result in the loss of prime farmland or interfere with existing farm uses, and whether the plan is consistent with the existing character of the neighborhood.
Proposed Text:	Section 7 of the proposed local law establishes methods of procedure for the review and adoption of Planned Unit Development District Plans. The section requires that within sixty days of receipt of an application to create a Planned Unit Development District, the Town Board must hold one or more public hearings on the proposed preliminary plan and any amendments. The Town must render a decision regarding

	the plan within ninety-five days of receiving the application and after that, the Town shall advise the applicant of its determination in writing within five business days.
Proposed Text:	Pursuant to Section 7 (d) of the proposed local law, a final Planned Unit Development Plan must be submitted by the applicant to the Town Board for review and must also be referred to the Onondaga County Department of Planning for review.
Proposed Text:	Pursuant to Section 7 of the proposed local law, during review of the final Planned Unit Development Plan, the Town Board must take into consideration the preceding action of the Town Board on the preliminary Planned Unit Development Plan; the Town Board's final action must be filed with the Town Clerk within five days of the decision. The Town Board may enact a local law to adopt the Final Planned Unit Development Plan and establish the legal boundaries thereof and amend the Town zoning map.
Proposed Text:	Pursuant to Section 8 of the proposed local law, the Town Board, at its discretion, may waive certain sections of the requirements established by this law if it's deemed in the best interest of the application process.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-223

Case Number: Z-26-223

Keyword: Short-Term Rentals

RelatedCases:

Applicant: Town of DeWitt

Referring Board: Town of DeWitt Town Board

Location: Town-Wide

Type of Action: LOCAL LAW

Tax Map ID:

JURISDICTION:

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

No Map Available

SUMMARY:

The applicant is proposing to amend the DeWitt Town Code Chapter 192, being Local Law No. 6 of 2008, to establish a new Article XXV entitled "Prohibition of Short-Term Rentals."

No Map Available

No Map Available

STAFF REVIEW:

Proposed Text:	§192-157 of the proposed local law states that the Town of DeWitt found that conditions arising from Short-Term Rentals adversely affect the public health, safety and welfare of current and future Town residents by creating conditions ordinary owner-occupied dwelling units or Long-Term Rentals generally do not produce and that Short-Term Rentals create a strain on the housing market and result in conditions that are fundamentally inconsistent with Town residents' reasonable expectation of quiet residential neighborhood enjoyment.
Proposed Text:	§192-158 of the proposed local law states that the law is intended to prevent the nuisances caused by and associated with short-term rentals by prohibiting the use within the Town of DeWitt.
Proposed Text:	Pursuant to §192-159 of the proposed local law, a Short-Term Rental is defined as "A dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of twenty-nine consecutive nights or less. "Short-Term Rental" includes an agreement, written or oral, granting such use or possession of a residence, in whole or part, to a person in exchange for monetary compensation or other valuable consideration." Short-Term Rentals include rentals booked through an agent or referral service as well as time-share ownership agreements. Month-to-month tenancies, bed-and-breakfast establishments or commercial indoor lodging including hotels and motels located in non-residential zoning districts are excluded from this definition.
Proposed Text:	Pursuant to §192-160 of the proposed local law, effective January 1, 2027, Short-Term Rentals are prohibited in all zoning districts within the Town of DeWitt. Prior to the effective date, existing short-term rental establishments may honor existing reservations until December 31, 2026.
Proposed Text:	§192-161 of the proposed local law establishes a rebuttable presumption of use holding that the presence of certain factors will create a presumption that the dwelling unit, room or accessory area or building is being used as a Short-Term Rental. This presumption is established when the dwelling unit or any portion of the unit is offered for lease on any website, including but not limited to, Airbnb, HomeAway, VRBO and other similar websites, for a period of 29 consecutive nights or less, or is offered for lease in any medium for a period of 29 consecutive nights or less.
Proposed Text:	§192-162 of the proposed local law establishes penalties for violation of the Town's prohibition of Short-Term Rental uses. Violators of this local law are liable for a fine of at least \$1,000.00 and not to exceed \$2,500.00 for the first offense; a fine of at least \$2,500.00 and not to exceed \$5,000.00 for the second offense; a fine of at least \$5,000.00 and not to exceed \$7,500.00 for the third offense; and a fine of at least \$7,500.00 and not to exceed \$10,000.00 for the fourth and continuing offenses. Each Short-Term Rental period offered or rented will constitute a separate offense.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-224

Case Number: **Z-26-224**

Keyword: Self storage facility

RelatedCases:

Applicant: Barram, LLC

Referring Board: Town of Van Buren Town Board

Location: at Crego Road

Type of Action: ZONE CHANGE

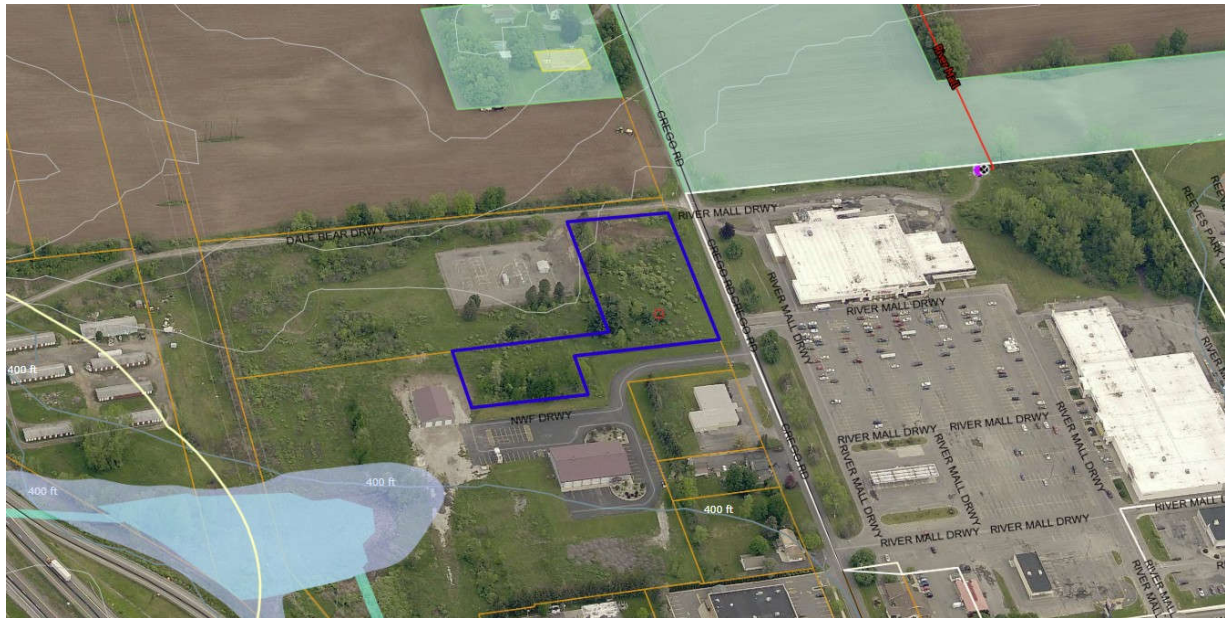
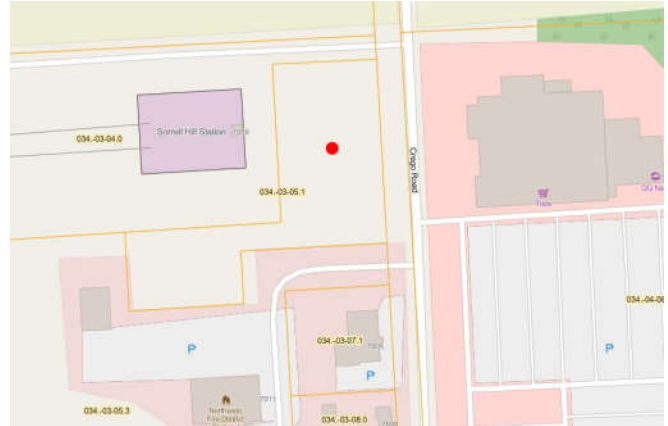
Tax Map ID: 034.-03-05.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of a farm operation located in a NYS Agricultural District

SUMMARY:

the applicant is proposing a zone change on a 2.66-acre parcel from Residential District (R-40) to Local Business District (LB)





STAFF REVIEW:

Past Board Reviews:	Site plan referral (Z-26-190) to construct the proposed self-storage facility on site. The Board advised the Town must ensure proper review and approvals are in place for the National Grid easement and ensure access and maintenance agreements are in place for shared access roads. The Board also encouraged the applicant to reduce paved surface and install plantings wherever possible to improve stormwater conditions and aesthetics. Site plan referral (Z-18-196) for a self-storage facility on site. The Board provided comments noting that any site providing drinking water must also provide legal means of accommodating wastewater and encouraged the Town to ensure an appropriate sewage disposal system is available on site. The Board also encouraged the Town to ensure appropriate access and maintenance agreements for shared roads are in place.
Location:	The site is a vacant parcel located just east of I-690 at the edge of a commercial node occurring around the Downer Street/Crego Road intersection. Several nearby parcels are enrolled in NYS Agricultural District 3, appear to contain active farmland, and are currently the location of a proposed residential development, Crego Farms Planned Unit Development. The site abuts parcels owned by National Grid to the north and west (rear).
Project Detail:	The Site Layout and Planting Plan with revisions dated in 2026 (illegible date), shows the proposed self-storage facility is to include six self-storage buildings (31,838 sf total). Three of the buildings are shown to occur at the front of the site, situated parallel to Crego Road in rows. The other three buildings will be located in the rear, slightly offset portion of the site and run perpendicular to Crego Road in rows. The buildings will be separated by asphalt and there will be an asphalt access road providing access to the buildings.
Proposed Zoning:	Per Town Code, the Local Business District (LB) is “intended to accommodate low-impact business uses within the Town. Uses, buildings and lots are to be limited in scale to ensure compatibility with nearby residential areas. This district should be limited to properties along or proximate to major transportation routes.” Per the Town Zoning Map dated 6/18/19, the adjacent parcel to the north and multiple parcels to the south along the west side of Crego Road are located in LB zoning districts.
Access:	An existing private road along the northern boundary of the site (belonging to National Grid) will connect the site driveway to Crego Road, a local road.
Easements:	Per the Topographic Survey dated 2/3/03, a 50'-wide easement to Niagara Mohawk is located along the northern parcel boundary, adjacent to the private access road. The easement is not depicted (or visible) on the Site Layout and Planting Plan.
Landscaping:	Per the Site Layout and Planting Plan, street trees are proposed for the Crego Road frontage and appear to be proposed on the adjacent property to the south.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/23/26, 2.66 acres of the site will be disturbed by the proposed project and stormwater will be mitigated by a “stormwater perimeter infiltration system including a retention pond resulting in a total area of approximately 7,240 cubic feet of storage. Per the Concept Plan, the

	stormwater infiltration system will be located along the southern and eastern site boundaries. A swale is indicated along the Crego Road frontage, but a retention pond is not depicted. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Other:	Per the EAF, there is no existing drinking water or wastewater service to the site and no changes are proposed.
Agriculture:	Nearby lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials. ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District to include an Agricultural Data Statement.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-231

Case Number: Z-26-231

Keyword: NYS Thruway

RelatedCases:

Applicant: Peconic Associates

Referring Board: Town of Elbridge Planning Board

Location: at NYS Route 31

Type of Action: SITE PLAN

Tax Map ID: 029.-01-35.5; 029.-01-35.6

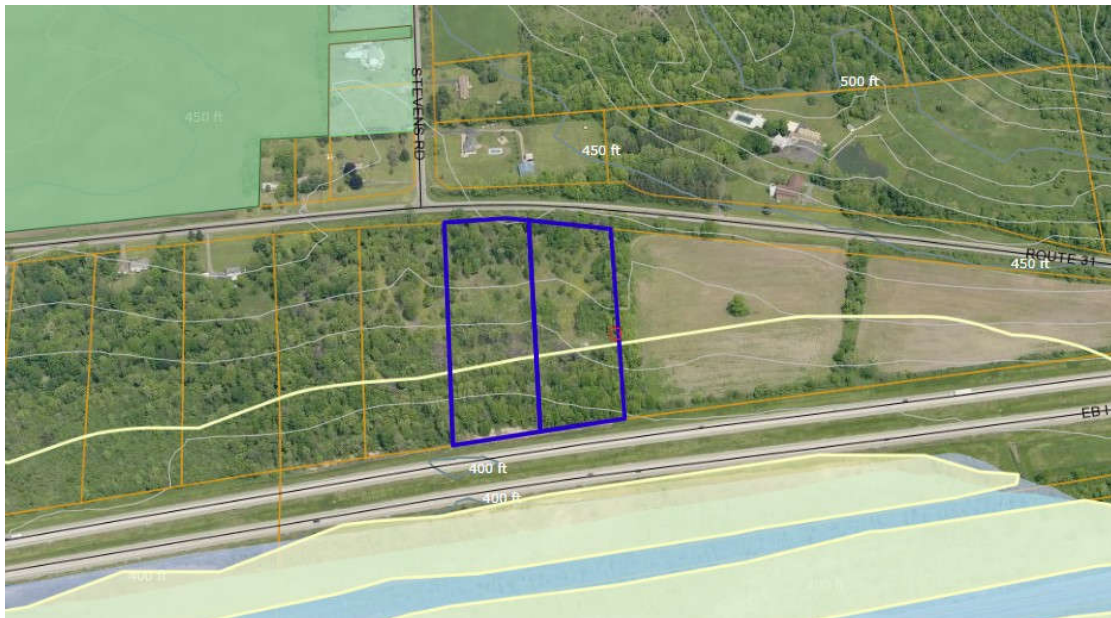
JURISDICTION:

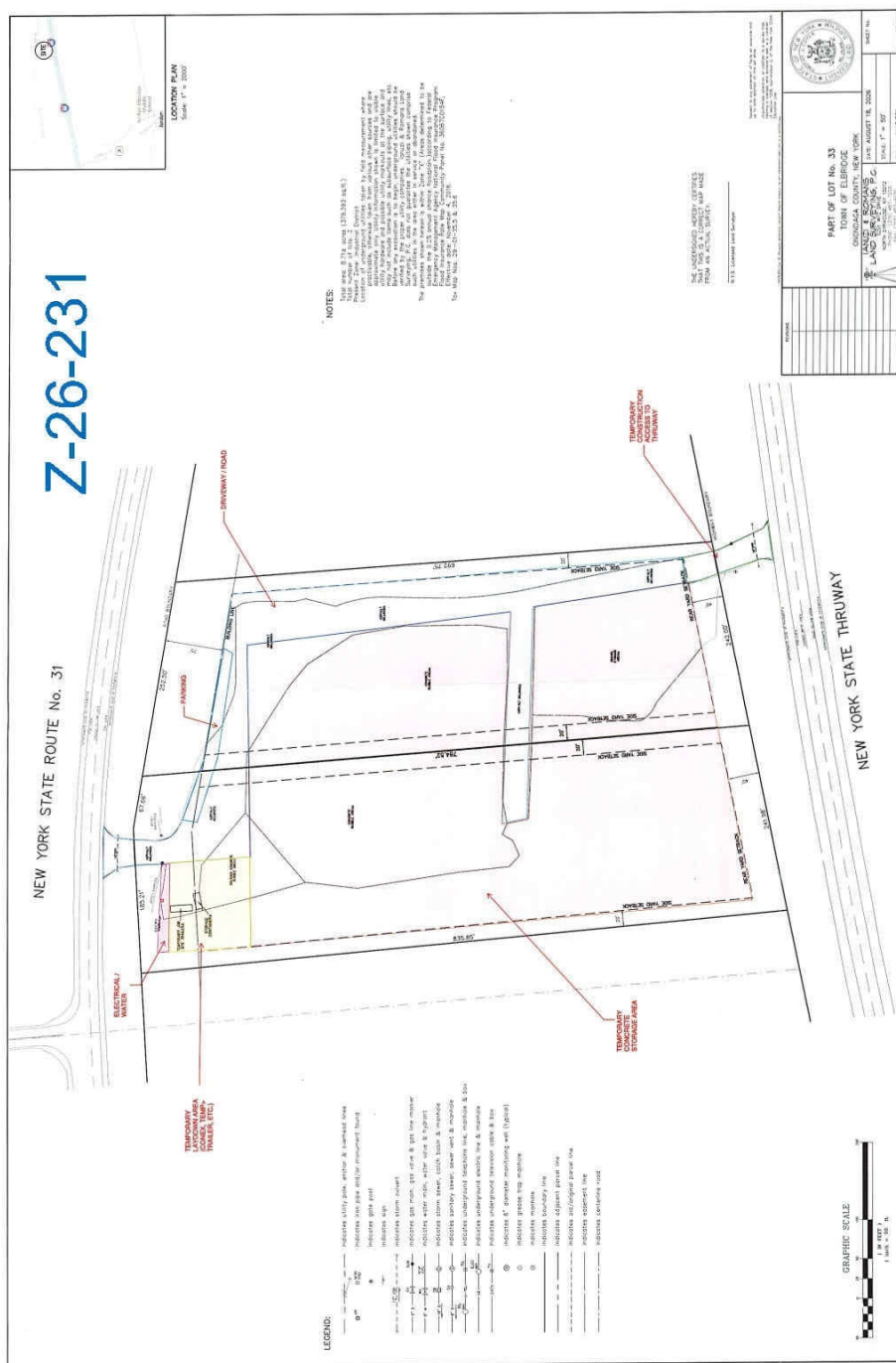
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and Route 90 (NYS Thruway), both state highways, Stevens Road (Route 165), a county highway, and a farm operation located in a NYS Agricultural District



SUMMARY:

the applicant is proposing two lots to be used for thruway access for dump trucks, heavy equipment and stock piling and recycling of concrete and sub-base on 8.7 acres in an Industrial zoning district





STAFF REVIEW:	
Past Board Reviews:	Zone change referral (Z-19-292) to change the zoning on eight parcels to Industrial. The Board encouraged the Town to carefully consider potential impacts on the land and compatibility with nearby uses.
Location:	The site contains two vacant, wooded parcels located between NYS Route 31 to the north and the NYS Thruway to the south. Nearby parcels contain low-density residential, agricultural land, and woodlands.
Project Detail:	NYS Thruway is proposing utilizing the site for temporary work, as Thruway access for dump trucks and heavy equipment along with outdoor storage of materials. Per hand-drawings on a location map dated 6/2026, a driveway will enter the site at the center of the site's NYS Route 31 frontage, leading to the Thruway. Multiple areas are indicated for stockpiling materials including subbase and concrete, covering most of the site. A trailer, Porta Potty, and parking area will be located near the Route 31 frontage. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/28/26, 6.7 acres of the 8.7-acre site will be disturbed by the proposed project. Stormwater mitigation is not discussed in the referral materials. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Agriculture:	The Hourigan Farms are located northwest of the site, across NYS Route 31, and are enrolled in NYS Agricultural District 3 and protected via the NYS Farmland Protection Program and appear to contain active agriculture. An Agricultural Data Statement was included with the referral materials.
Other:	There is no existing drinking water or wastewater service to the site and no changes are proposed.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-208

Case Number: Z-26-208

RelatedCases:

Referring Board: Town of Salina Town Board

Type of Action: ZONE CHANGE

Keyword:

Applicant: I H S Main St LLC

Location: at 667 Old Liverpool Road

Tax Map ID: 089.-01-12.0

JURISDICTION:

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



SUMMARY:

the applicant is proposing a zone change on a 0.1722-acre parcel from Planned Commercial (C-3) to Neighborhood Commercial (C-1)





STAFF REVIEW:

Past Board Reviews:	Site plan referrals (Z-06-240, Z-06-268) to convert the existing single-family house into offices. Subdivision referral (S-06-118) to combine three parcels into a 0.513-acre lot. It appears the subdivision was never filed.
Location:	The site is located along Old Liverpool Road (County Route 137) in an area characterized by residential buildings that have been converted to commercial uses and small commercial plazas. The site contains a former house, converted to commercial space, with parking covering the remainder of the parcel. The site and the two adjacent parcels to the southeast (under the same ownership) utilize a shared driveway to Old Liverpool Road, a county road.
Project Detail:	The applicant is requesting a zone change from Planned Commercial (C-3) to Neighborhood Commercial (C-1) to allow mixed use on site, specifically office space for two tenants and one residential tenant. Per the referral materials, no exterior changes are proposed at this time.
Proposed Zoning:	Per the Town Code, the intent of the C-1 zoning district is intended to “provide areas, in or adjacent to residential neighborhoods, for commercial uses which provide essential convenience goods and services to the residents thereof.” One- and two-family dwellings are permitted by right along with retail or services or offices with a “gross floor area not exceeding 5,000 sf”.
Current Zoning:	Per the Town Zoning Map dated 1/11/21, Old Liverpool Road in this area has multiple zoning designations. The site is located in a C-3 area lining portions of Old Liverpool Road with parcels zoned Highway Commercial (C-2), C-1, and residential districts R-4 and R-5 nearby.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/21/26, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal. 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.
Drinking Water:	The site is served by public drinking water and no changes are proposed to the existing infrastructure, but residential use of the site may result in an increase in demand. 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, is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, and no changes to the existing infrastructure are proposed. 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
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).
Plants/Animals:	The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper). The site may contain the Straight-leaved pondweed, American saltmarsh bulrush, Bald eagle, and/or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.
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).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-209

Case Number:	Z-26-209	Keyword:	Steep Slope Protection Areas
RelatedCases:		Applicant:	Town of Marcellus
Referring Board:	Town of Marcellus Town Board	Location:	Town Wide
Type of Action:	LOCAL LAW	Tax Map ID:	

JURISDICTION:

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

No Map Available

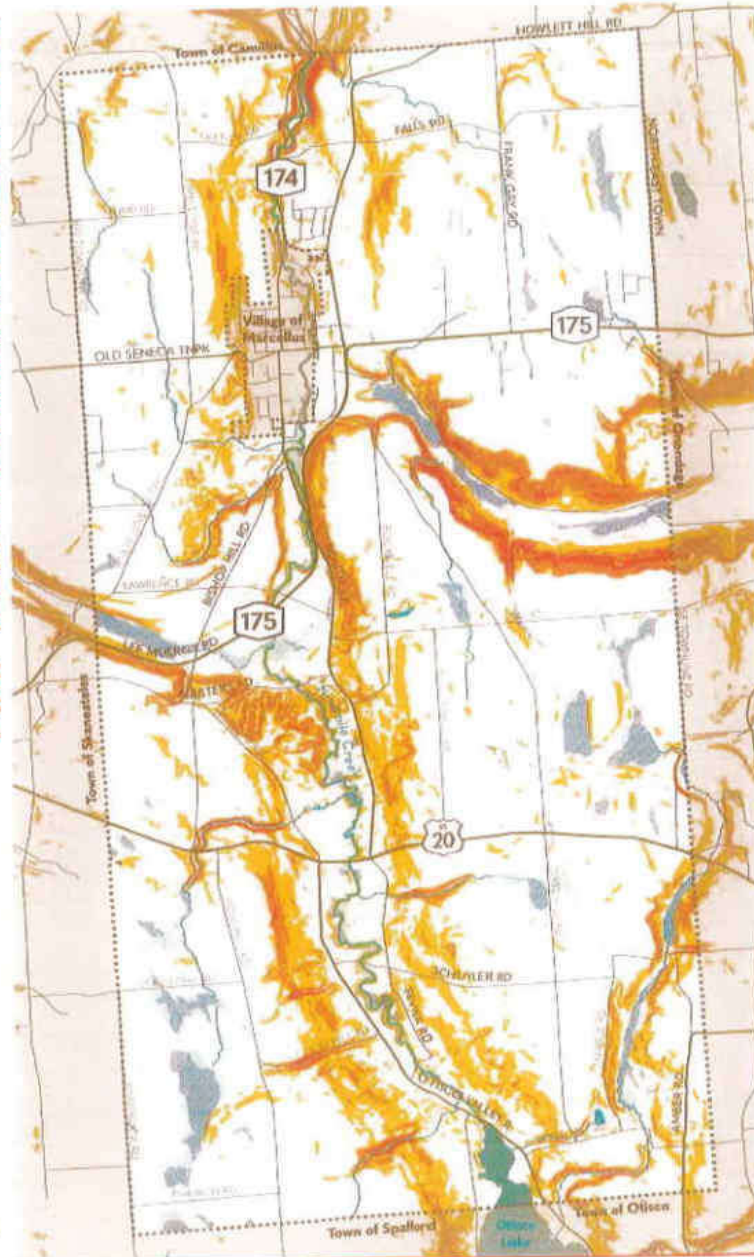
SUMMARY:

the applicant is proposing Law No. B of 2026 to amend the Town of Marcellus Zoning Law to add a new section 235-26.2 regarding steep slope protections

No Map Available

38

MAP 7. ENVIRONMENTAL FEATURES



TOWN OF MARCELLUS | COMPREHENSIVE PLAN

STAFF REVIEW:

Description:	Per the proposed law, the purpose of the “Steep Slope Protection Law is to conserve the sensitive environment of steep slope areas and to regulate land use within these areas in a manner which protects the public interest by minimizing detrimental effects of land disturbance and development on steep slopes”. Specifically, the proposed law is designed to guard against property damage and personal injury, provide for “reasonable use of steep slopes while ensuring development will not induce soil erosion” or other site concerns, prevent an increase in stormwater runoff, flooding, and erosion while protecting downstream water quality, and conserving steep slopes in woodlands as habitats.
Proposed Text:	The proposed law designates “Steep Slope Protection Areas (SSPA) defined as areas having slopes 15% or greater with subcategories of: · Moderately steep: 15% to <24.9% slope · Very steep: 25% to <49.9% · Extremely steep: 50% or greater slope It is noted a Town of Marcellus Steep Slopes map was created by the Onondaga County Department of Planning and can be amended by the Planning Board upon receipt of “scientific or reliable evidence” of steep slopes.
(cont'd):	Regulations applicable to SSPAs shall be in addition to, and take precedence over ,the zoning regulations otherwise applicable in each zoning district.
(cont'd):	Per the proposed law, certain activities within SSPAs require site plan review. The Town has broken down proposed activities/locations requiring review based on the steepness of slopes, distance from a watercourse, and proposed land disturbance. Farming operations, except timber harvesting, are exempt from the site plan approval process for SSPAs.
(cont'd):	General regulations detail basic requirements for proposed work in all SSPAs including emphasizing minimizing land disturbance. The proposed work is to be designed to fit the “natural elements of the site” rather than converting the site to fit landowner goals, and cut and fill operations will require the applicant to prove “there was no other alternative to cut and fill to develop the site and that cut and fill has been minimized.” · Single-family residential land-disturbing activities in SSPAs, “including but not limited to clearing, grading, excavation, building construction, construction of driveways and roads, cutting, and filling shall be limited to the minimum steep slope protection area necessary” and will be limited to no greater than 10,000 sf of the SSPA disturbance per parcel. · Changes to the natural elevation of a steep slope development site will be minimized, retaining walls greater than 3’ in height require evaluation by a NY licensed professional engineer, landscape architect, or architect. · Mature trees (6” or greater in diameter) located in specific SSPAs shall not be removed except only after being deemed unhealthy or a safety hazard by a certified arborist.
(cont'd):	The SSPA Review process adds additional criteria to the standard site plan review

	process including documentation illustrating compliance with this proposed law, contours at two-foot intervals for existing and proposed conditions, location of mature trees, temporary roads, driveways, parking areas, and pathways, an overlay of each slope category, and location of all drainage features with associated calculations. Cross-sectional profiles may be requested by the Planning Board for projects that disturb greater than 2,500 sf of a SSPA.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-217

Case Number: **Z-26-217**

Keyword:

RelatedCases:

Applicant: Town of Onondaga

Referring Board: Town of Onondaga Town Board

Location: Town-Wide

Type of Action: LOCAL LAW

Tax Map ID:

JURISDICTION:

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

No Map Available

SUMMARY:

The applicant is proposing Local Law No. C-2026 to impose a 12-month moratorium on commercial cryptocurrency mining operations, data mining, data processing and data storage facilities in the Town of Onondaga.

No Map Available

No Map Available

STAFF REVIEW:

Proposed Text:	Pursuant to Section 1 of the proposed local law, the Town Board of the Town of Onondaga is imposing a twelve month moratorium on the development, construction or use of commercial cryptocurrency mining operations, data mining, data processing centers, and data storage facilities within the town.
Proposed Text:	Pursuant to Section 2 of the proposed local law, the Town Board finds that it is in the best interest of the Town of Onondaga to enact the proposed moratorium because such facilities consist of buildings containing numerous servers and have high demand for energy, cooling, and water mechanisms, and can result in disturbing noise generation. The Town Board recognizes the potential impact of such facilities on the Town's infrastructure, environment, public health and safety, and welfare of its residents. The proposed moratorium is intended to provide the Town Board sufficient time to study and address any concerns related to the impact of data center development including environmental impacts, public safety, and economic effects.
Proposed Text:	Section 3 of the proposed local law defines several terms and establishes several definitions of uses and technologies that will be impacted by the proposed moratorium including; commercial cryptocurrency mining, cryptocurrency, cryptocurrency data mine, data processing center, high density load service and server farms.
Proposed Text:	Pursuant to Section 4 of the proposed local law, the moratorium prohibits the development or construction of any Commercial Cryptocurrency Mining Operations, Cryptocurrency Data Mines, Data Mining, Data Processing Centers and Data Storage Facilities in the Town of Onondaga. The moratorium will be in effect for a period of twelve months.
Proposed Text:	Pursuant to Section 4 (C) of the proposed local law, the moratorium shall apply to all real property within the Town of Onondaga. Pursuant to Section 4 (D) of the proposed local law, commercial cryptocurrency mining operations, data mining, data processing centers and data storage facilities that have previously been approved or are located on town-owned property are expressly excluded from the moratorium. Further modification, alteration or enlargement of such previously approved uses is prohibited while the moratorium is in effect.
Proposed Text:	Section 5 of the proposed local law establishes conditions for relief from provisions of the local law. The section establishes that the Town Board reserves authority to vary or adapt the strict application of the requirements of this local law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved. Applications for relief must be submitted to the Town Code Enforcement Office with a filing fee of \$250.00. The Town Board may refer any applications for relief herein to the Town Planning Board and/or the Town Zoning Board of Appeals for its advice and recommendations, but the Town Board reserves all decision making authority. The Town Board must conduct a public hearing within forty-five days of receipt of any application for relief and must render its decision within thirty days of the public hearing.
Proposed Text:	Pursuant to Section 6 of the proposed local law, any person, firm or corporation that violates this local law shall be subject to a fine not to exceed \$1,000.00 or imprisonment for a term not to exceed 15 days with each day of violation considered a new violation. Violators of this local law shall also be subject to a civil action of injunctive relief in favor of the Town to cease any and all actions which conflict within this local law.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-217

Proposed Text:	Pursuant to Section 8 of the proposed local law the moratorium shall be enforced by the Code Enforcement Office of the Town of Onondaga or such other zoning enforcement individuals designated by the Town Board.
Proposed Text:	Pursuant to Section 9 of the proposed local law, the local law shall take effect immediately upon passage and shall remain in effect for a period of twelve months.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-226

Case Number:	Z-26-226	Keyword:	Battery Energy Storage Systems (B
RelatedCases:		Applicant:	Town of Marcellus
Referring Board:	Town of Marcellus Town Board	Location:	Town-Wide
Type of Action:	LOCAL LAW	Tax Map ID:	

JURISDICTION:

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

No Map Available

SUMMARY:

the applicant is proposing Local Law C of 2026 to amend Chapter 235 of the Code of the Town of Marcellus to add a section regulating Battery Energy Storage Systems (BESS)

No Map Available

No Map Available

STAFF REVIEW:

Description:	The purpose of the proposed local law is to amend §235-26 N of the Code of the Town of Marcellus to regulate Battery Energy Storage Systems (BESS) within the Town of Marcellus. The Town recognizes the need for BESS to promote energy sustainability and reliability within the Town and recognizes the need to regulate the operations and siting of BESS to protect residential, business and other land uses within the Town and preserve the Town's character and natural resources and agricultural resources.
Proposed Text:	§235-26 N (2) of the proposed local law establishes several definitions related to the BESS land use including several industry terms related to the type and purpose of various battery technologies. The law establishes three tiers of BESS; Tier 1 BESS include either systems for one- to two-family residential dwellings within or outside the structure with an aggregate energy capacity that shall not exceed Forty kWh within utility closets and storage or utility spaces or Eighty kWh in attached or detached garages and detached accessory structures or on exterior walls, or outdoors on the ground. Tier 1 BESS also includes systems with an aggregate energy capacity less than or equal to the threshold established for each battery technology enumerated in the local law. Tier 2 BESS include battery energy storage systems that are not included within the definition of Tier 1 BESS, have an aggregate energy capacity greater than the threshold capacity for Tier 1 BESS, and have an aggregate energy capacity less than 600 kWh. Tier 3 BESS include an aggregate energy capacity greater than or equal to 600 kW or systems with more than one storage battery technology provided in a room or indoor area.
(cont'd):	Pursuant to §235-26 N (3) of the proposed local law, the established requirements will apply to all BESS permitted, installed, or modified in the Town, excluding general maintenance and repair. BESS constructed or installed prior to the effective date of the local law will not be required to meet the established requirements but will be subject to the local law in the event of modification, retrofits or replacements to the existing BESS. §235-26 N (3) (D) notes that in the event of any conflict with the §235-26 M relating to solar energy systems the more stringent requirement will apply.
(cont'd):	§235-26 N (4) establishes General Requirements for BESS construction, installation and operation. Pursuant to §235-26 N (4) (A-G), a Building Permit and BESS Permit will be required for installation of all systems within the town. Prior to the operation, electrical connections must pass an inspection conducted by an appropriate licensed electrical inspection person or agency. BESS and associated structures are subject to the Uniform Code and the Energy Code of New York and shall be subject to all applicable provisions of the codes, regulations, and industry standards. In addition to the building permit required for all BESS, Tier 2 and Tier 3 BESS require additional approvals including Site Plan approval and a BESS Special Use Permit.
(cont'd):	Pursuant to §235-26 N (4) (F), Tier 2 and Tier 3 battery energy storage systems may be permitted on sites occupied by approved solar farms located within Commercial Zoning Districts.
(cont'd):	Pursuant to §235-26 N (4) (H), BESS subject to Site Plan review will be subject to a fee schedule established by the Town. Additionally, the Planning Board or Town Board may adopt stricter standards for safety, the mitigation of environmental impacts, and/or to protect the character of existing neighborhoods.
(cont'd):	Pursuant to §235-26 N (5), Tier 1 BESS are permitted in all zoning districts through the issuance of a Building Permit and are exempt from Site Plan review by the Planning Board.

(cont'd):	Pursuant to §235-26 N (6) of the proposed local law, Tier 2 and Tier 3 BESS are permitted within the A-I , L-I and B-I zoning districts upon the approval of a Site Plan by the Planning Board, the granting of a BESS Special Use Permit and the issuance of a Building Permit. Applications are subject to the review of the Code Enforcement Officer and the Planning Board for completeness, are Subject to a public hearing and will be referred to the Onondaga County Planning Department and the Town Planning Board for Site Plan review and advisory report. The Town Board must take action on the application within 90 days of closing the public hearing,
(cont'd):	Pursuant to §235-26 N (6) (C) of the proposed local law, all on-site utility lines must be placed underground to the extent feasible, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment. Additionally, §235-26 N (6) (C) of the proposed local law requires that vehicular paths within the site be designed to minimize the extent of impervious materials and soil compaction.
(cont'd):	Pursuant to §235-26 N (6) (E) of the proposed local law, signage required by applicable BESS standards must be placed on the site and must include information related to the type of battery technology, any special hazards associated with said technology, type of fire-suppression system installed in the area of the battery energy storage systems and twenty-four-hour emergency contact information. The site must also include a sign with disconnect and other emergency shutoff information clearly displayed on a light-reflective surface and clearly visible warning sign concerning voltage.
(cont'd):	§235-26 N (6) (F) of the proposed local law establishes standards for lighting and luminaries, requiring appropriately sited lighting designed to reduce light pollution. Additionally, §235-26 N (6) (G) requires that areas within 20 feet on each side of Tier 3 battery energy storage systems be cleared of combustible vegetation and other combustible growth.
(cont'd):	§235-26 N (6) (F) of the proposed local law establishes noise standards requiring that the 10-minute average noise generated BESS not exceed a noise level of 60 dBA as measured at the boundaries of the property and no momentary noise generation may exceed 90 dBA.
(cont'd):	§235-26 N (6) (F) of the proposed local law establishes requirements for the decommissioning of BESS holding that systems that have been abandoned or are not operational for one year be removed at the owner's or operator's expense. The local law requires that the applicant provide a detailed decommissioning plan. The applicant shall submit a decommissioning plan that includes the anticipated life and years of operation of the BESS and a description of the actions that will be taken to remove BESS technologies, and restore the site and the disposal of any waste. The Town may also obtain its own decommissioning plan at the applicant's expense. The applicant must maintain a current insurance policy for Tier 3 BESS in the minimum amount of \$5,000,000. Additionally, The Town of Marcellus must require all applicants to enter into a limited site access agreement ensuring the Town's right to access the property. §235-26 N (6) (K) requires that an official from the BESS operation be on site within two hours of an emergency and available by telephone within 15 minutes of an emergency.
(cont'd):	Pursuant to §235-26 N (6) (L), all BESS are subject to the setback requirements for the underlying zoning district in which they are located. Additionally, Tier 2 and Tier 3 BESS must have an additional fifty (50) feet of setback. Pursuant to §235-26 N (6) (M), applicants must avoid damaging roads and shall be responsible for the

	mitigation of damage that occurs
(cont'd):	Pursuant to §235-26 N (7), Site Plan approval by the Planning Board is required for Tier 2 and Tier 3 BESS. The section enumerates the requirements for a complete application which must include; a description of the site and any proposed changes to site, an electrical diagram detailing the BESS layout, a preliminary equipment specification sheet, a statement containing the name, address, and contact information of the proposed or potential system installer and the owner and/or operator of the BESS, a zoning district designation for the parcel, a detailed commissioning plan, a fire safety compliance plan, a system and property operation and maintenance manual, an erosion and sediment control and stormwater management plans, an emergency operations plan and a traffic safety circulation plan. A Hazard Mitigation Analysis and Fire Risk Assessment are required for BESS utilizing lithium-ion batteries.
(cont'd):	§235-26 N (7) establishes additional site requirements for Tier 2 and Tier 3 BESS. The maximum height for a Tier 2 or Tier 3 system is 16 feet. Additionally, this section establishes fencing and screening requirements to prevent unauthorized access and screen the BESS from view.
(cont'd):	§235-26 N (7) (E) requires Tier 3 BESS applications provide additional plans for the proposed Tier 3 installation signed, marked and stamped by a professional engineer or architect registered in New York State
(cont'd):	Pursuant to §235-26 N (8), if the owner or operator of a BESS project or the property upon which it is situated changes, the BESS Special Use Permit shall remain if the successor owner or operator assumes in writing all of the obligations of the BESS Special Use Permit and approvals. The Town must be notified within 30 days of the ownership change. Failure to comply will render the BESS Special Use Permit void.
(cont'd):	§235-26 N (9) establishes procedures for BESS safety certification. BESS and associated equipment must be listed by a nationally recognized testing laboratory to UL 9540 or CAN 9540 (standard for battery energy storage systems and equipment). This section establishes specific requirements for certain battery technologies and requires that all BESS be maintained in good working order and in accordance with industry standards and requires that emergency access be provided and the system owner or operator notify the local fire departments, the Onondaga County Department of Emergency Management, and the Town of Marcellus at least ten days prior to any scheduled maintenance or battery removal/installation. Security cameras must also be provided as part of the Hazard Mitigation Analysis or if recommended by the Town Supervisor or his/her designee. Compliance with the Uniform Code and applicable standards of NFPA 855 must be certified annually to the Code Enforcement Officer.
(cont'd):	Pursuant to §235-26 N (10) of the proposed local law, the BESS Special Use Permit and Site Plan approvals shall remain valid for a period of twelve months from the date of approval and if construction is not completed within twelve months of approval the approvals are null and void unless an extension is granted by the Commissioner of Planning & Development.
(cont'd):	Pursuant to §235-26 N (11) of the proposed local law, BESS may not be located in Flood Hazard Zones (unless compliance with FEMA regulations can be achieved without significant visual or safety impacts), open spaces, near historically and culturally significant resources, (unless it can be demonstrated that an installation will not adversely affect the resource and is fully reversible), areas of exceptional or unique social archaeological, recreational, or educational value, designated

	conservation areas, areas adjacent to public parklands, trails, or active recreation, or any Critical Environmental Areas. Additionally, All BESS proposals must comply with all applicable federal and New York State freshwater wetland Sections and regulations. If ethylene glycol is used as part of a liquid cooling system, a containment pan must be installed underneath the facility as a supplemental secondary containment. Additionally, In the event of a fire or explosion, all expenses related to cleanup and remediation must be paid or reimbursed by the system owner or operator.
(cont'd):	Pursuant to §235-26 N (12) of the proposed local law, any violation of this section will be subject to the same penalties established by zoning or land use regulations of the Town of Marcellus.
(cont'd):	Pursuant to §235-26 N (13) of the proposed local law, the Town Board may, under appropriate conditions or circumstances, waive one or more of the submission requirements established by this local law.
(cont'd):	Pursuant to §235-26 N (15) of the proposed local law the Town Board is authorized, at its descretion, to require that the applicant enter into negotiations for a Host Community Agreement (HCA) as a condition of approval.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-227

Case Number:	Z-26-227	Keyword:	Accessory Dwelling Units (ADU)
RelatedCases:		Applicant:	Town of Manlius
Referring Board:	Town of Manlius Town Board	Location:	Town-Wide
Type of Action:	LOCAL LAW	Tax Map ID:	

JURISDICTION:

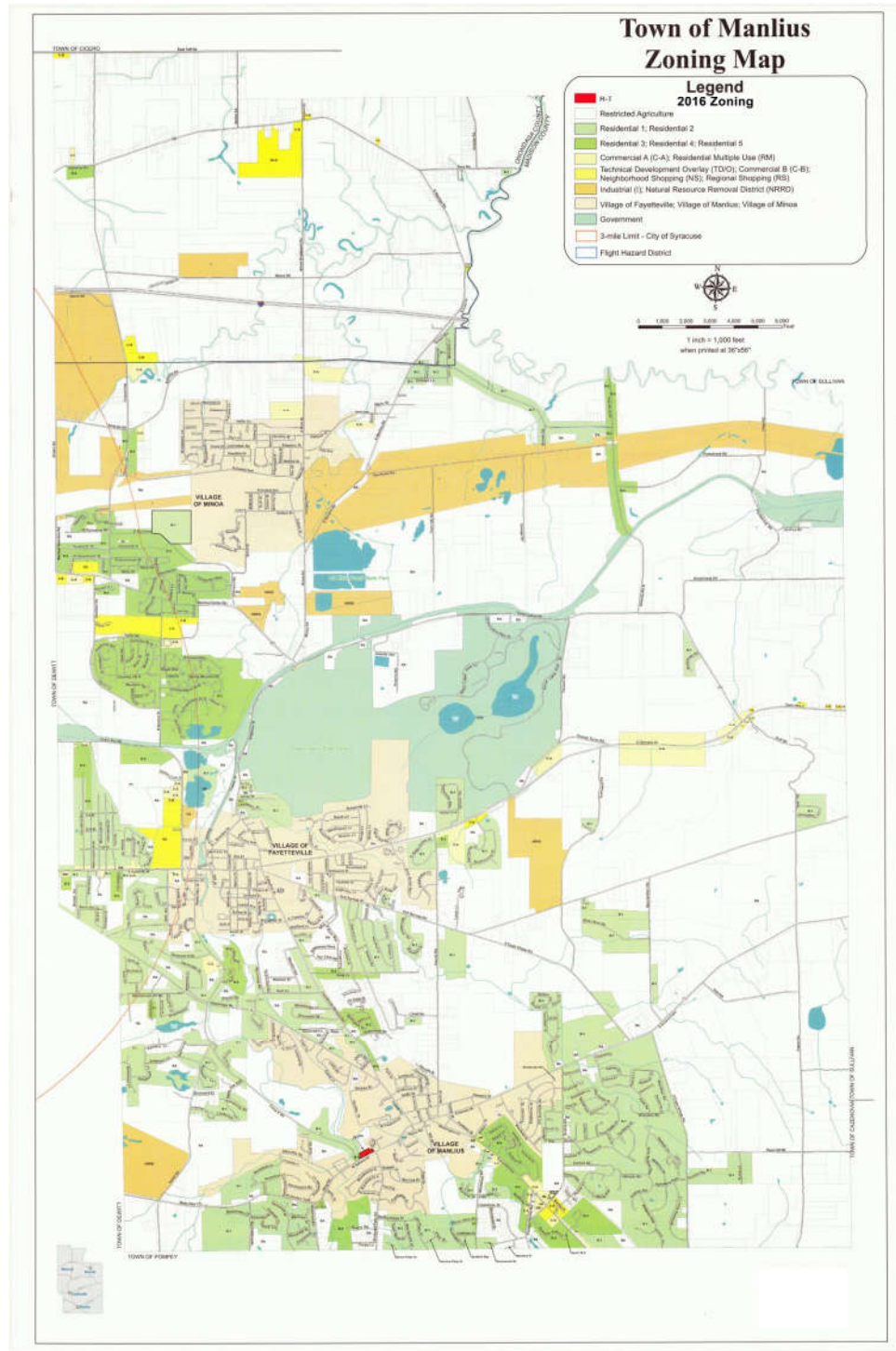
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

No Map Available

SUMMARY:

the applicant is proposing Local Law 2026 amending 155-29.1 of the town code entitled Accessory Dwelling Units

No Map Available



STAFF REVIEW:

Past Board Reviews:	Local law referral (Z-24-135) to allow and regulate Accessory Dwelling Units within the Town.
Proposed Text:	The purpose of the Town adding Accessory Dwelling Units as a permitted use is to “increase housing opportunities within the Town, and, to improve the overall health, safety and welfare of its residents.” Allowing ADU's establishes "smaller dwelling units by utilizing residential and accessory building resources as a means to meet the housing needs of populations which may be underserved, especially single persons and couple of all ages with low or moderate incomes, and relatives and/or caregivers of existing residents of Manlius.”
(cont'd):	The Town currently allows Accessory Dwelling Units (ADU's) within the Residential Districts R-1, R-3, and R-4. The Town is proposing to allow accessory dwelling units within the Restricted Agricultural (R-A) zoning district.
(cont'd):	ADU's are allowed with a special permit with one permitted for each lot. Requirements include a minimum floor area of 600 sf, a maximum of two bedrooms, and the exterior finish should be consistent with the exterior finish of the primary dwelling unit. Parking requirements will be at the Planning Board's discretion.
(cont'd):	The Town currently limits ADU's to a maximum of 50 within the Town.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-210

Case Number:	Z-26-210	Keyword:	Van Buren Comprehensive Plan
RelatedCases:		Applicant:	Town of Van Buren
Referring Board:	Town of Van Buren Town Board	Location:	Town Wide
Type of Action:	COMPREHENSIVE PLAN	Tax Map ID:	

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans

No Map Available

SUMMARY:

The Town of Van Buren is proposing to adopt the 2026 Comprehensive Land Use Plan

No Map Available

No Map Available

STAFF REVIEW:

Local Plans:	This Plan is an update of the 2002 Comprehensive Plan which had five major goal areas: Agricultural and Open Space, Residential Area, Commercial Area, Industrial/Employment Center Uses, and Transportation. Funded in part with Onondaga County Town Planning Grants.
	Referenced Plans: Onondaga County's 2023 Comprehensive Plan: Plan Onondaga, Housing Onondaga, Onondaga County Agriculture and Farmland Protection Plan, SMTCLong Range Transportation Plan/Metropolitan Transportation Plan, NYS Route 31 Corridor Study, Sustainable Streets – Sidewalks, Empire State Trail Local Economic Opportunities Plan, Canal Recreationway Plan 2050.
Project Detail:	Public engagement informing this Plan: A community survey conducted during the summer of 2025 receiving 163 responses, two public meetings, and two public hearings.
(cont'd):	The Town has seen an increase in population in the last 20 years with an equal distribution of population among age groups, but the youngest groups have experienced a minor decrease in population. The plan notes the relative increase in the senior population may indicate a need for more “senior-oriented infrastructures and services.” Current housing consists primarily of single family homes.
Project Detail:	The Vision statement details the Town is “rooted in rural character, natural beauty, and strong sense of belonging” with safe neighborhoods, excellent schools, affordable housing options, and diverse recreational spaces. Holding community values of farmland, open spaces, and access to the Seneca River, the Town seeks to direct new growth to areas with access to infrastructure while fostering a small-town atmosphere that is “where people can put down roots, raise families, enjoy recreation and nature, and remain engaged in a vibrant community.” The Vision areas outlined in the Comprehensive Plan are: 1 Agriculture, Farmland, and Open Space 2 Neighborhoods 3 Economic Development 4 Transportation and Mobility 5 Parks, Recreation, and Waterfront Access 6 Infrastructure and Public Services 7 Community Character and Quality of Life 8 Natural Environment
(cont'd):	Goal 1 Agriculture, Farmland, and Open Space Objective: Protect prime agricultural soils and preserve farms. Actions: Pursue programs that preserve farmland like Purchase of Developmental Rights, agricultural easements, and working with the County and NYS Ag and Markets; reviewing Ag lands through a zoning lens to strengthen Ag protections; establishing an outreach program and advisory committee to communicate with farmers, identify needs, and proactively share information on beneficial programs, incentives, etc; and reviewing Town solar energy regulations to prioritize farmland preservation. Objective: Support and expand agritourism to strengthen the local economy Actions: Update zoning to support agritourism activities, partner with local groups to market agritourism in the Town, and work with farmers to identify infrastructure

	needs to grow agritourism.
(cont'd):	Goal 2: Neighborhoods Objective: Direct residential growth to areas supported by existing infrastructure and services Actions: Prioritize development in areas already served by public sewer and water while discouraging large-scale development elsewhere; align zoning, density, and subdivisions with available infrastructure capacity; require sidewalks where warranted by density while connecting to existing or planned pedestrian networks. Objective: Preserve open space while allowing appropriate residential growth Action: Updating Town Code to support open space, support trail and greenway networks, and require pedestrian, trail, and open space connections where possible; promote a variety of housing including housing for first-time home buyers and aging-in-place residents; identifying locations for smaller-unit options and mixed-use.
(cont'd):	Goal 3: Economic Development Objectives: Reinvest in existing commercial corridors to improve their function, economic competitiveness, and development quality. Actions: Modernize existing corridors with pedestrian infrastructure, reduced setbacks, and push parking to the rear of buildings; updating site plan review standards to promote pedestrian connections, enhance safety, and improve design; coordinate upgrades to existing property within the Town. Objective: Encourage redevelopment, reuse, and infill of commercial and industrial sites to reduce pressure on farmland and open space. Action: maintain an inventory of potential sites; partner with the Onondaga County Office of Economic Development; make zoning changes to promote adaptive reuse; pursue infrastructure updates that include pedestrian street improvements; and promote reinvestment and redevelopment of existing and underutilized industrial areas prior to allowing industrial use in new areas. Objective: Diversify local businesses and services, particularly restaurants, grocery offerings, and healthcare services. Actions: Updating zoning to promote local entrepreneurship and small business growth. Objective: Support light industrial, research, warehousing, and employment uses in suitable areas. Actions: Update zoning to support light industrial while adjusting the code to limit utility-scale BESS and large-scale data centers.
(cont'd):	Goal 4: Transportation and Mobility Objective: Improve safety, traffic operations, and corridor conditions across the Town. Actions: Identify priority safety corridors (Downer Street and State Fair Boulevard); update zoning and site plan review process to improve site design, requiring landscaping and buffering for commercial parking lots; and conducting a Town-wide Neighborhood Traffic Safety Study to identify locations for traffic calming, crosswalks, and intersection upgrades. Objective: Build a connected network of sidewalks, multi-use paths, and trails that

link neighborhoods, parks, schools, and business areas.
 Action: Prepare a Sidewalk and Trail Connectivity Plan; expand sidewalk requirements; and identify/prioritize potential multi-use trail corridors.

(cont'd):

Goal 5: Parks, Recreation, and Waterfront Access

Objective: Improve public access to the Seneca River and the Town's waterfront recreation network.

Actions: Identify new public access locations along the Seneca River; advance a formal overlook and safe fishing area at Harbor Heights Park, coordinate with NYSDOT to create a formalized pedestrian and bicycle path under the NY 690 overpass between Harbor Heights Parks and Town-owned waterfront property near Crego site, coordinate with the Crego Road developer to continue waterfront trail, coordinate/support the Village of Baldwinsville to extend the riverfront trail westward, and secure grants and easements.

Objective: Create a connected Town-wide trail and pathway system that links parks, neighborhoods, commercial areas, and regional destinations.

Actions: Develop a Parks and Trails Master Map, advance planning for the proposed north-south trail beginning near Cooks Drive, coordinate with the County and Village of Baldwinsville to connect local trails with the Erie Canalway Trail and other multi-use trails, and formalize and upgrade parking near trailheads.

Objective: Expand recreational opportunities, facilities, and programming to meet diverse community needs.

Actions: Evaluate upgrades to Van Buren Central Park including installation of an amphitheater and picnic shelters.

(cont'd):

Goal 6: Community Character and Quality of Life

Objectives: Enhance the visual appearance and community character of key corridors, neighborhood, and gateways through beautification and coordinated design elements.

Actions: Update commercial and residential design standards, expand beautification efforts, coordinate visual improvements along key corridors such as Downer Street and State Fair Boulevard, and develop a priority list of Town-owned properties for the installation of additional tree plantings.

Objectives: Celebrate Van Buren's history and strengthen its sense of place

Actions: Improve signage on historic sites, partner with local schools, assist libraries to expand public programs highlighting Van Buren's history, and encouraging reuse of historical properties.

(cont'd):

Goal 7: Infrastructure and Public Services

Objective: Maintain and upgrade core infrastructure to support public safety, environmental health, and future growth, while ensuring that any proposed expansion of sanitary sewer service into new areas is cost-effective, avoids inefficient low-density extensions or unnecessary pump stations, protects agricultural lands, and aligns with long-term land use goals.

Actions: Work with the Town Engineer and County Health Department to identify appropriate and sustainable wastewater solutions, and prioritize strategic, cost-effective sewer service improvements and extensions along Seneca River corridor and in other documented problem areas; prepare a Stormwater Management

	Improvement Plan to inventory chronic problem areas and recommended phased improvements; coordinate with OCWA to service developing areas; and coordinate with National Grid, NYSEG, and broadband providers to improve service and reliability to certain areas. Objective: Improve and expand public services that support quality of life and community expectations. Actions: Conduct a Brush and Yard Waste Service Feasibility Study and assess opportunities for improved street lighting with priority safety zones near schools, parks, and commercial corridors.
(cont'd):	Goal 8: Natural Environment Objective: Protect water quality, wetlands, and sensitive ecological systems. Actions: Update stormwater and erosion control standards, strengthen riparian buffer requirements along rivers, streams, wetlands, and drainage corridors; partner with the NYSDEC and Onondaga County Soil & Water Conservation District to monitor and manage invasive species; and improve site plan review process in sensitive areas to demonstrate best practices for stormwater management, green infrastructure, and habitat protection, and encourage stewardship programs. Objective: Reduce flood risk and improve stormwater resilience by coordinating local investments with the Onondaga County Hazard Mitigation Plan. Actions: Develop a Flood Resilience and Mitigation Plan, prioritize drainage improvements, encourage the use of green infrastructure (bio swales, rain gardens, permeable pavement), and inventory and prioritize small-scale neighborhood drainage issues.
Description:	The Town of Van Buren reports that over their history, the Town has continually evolved in response to change in the world. The Town is now entering another period of change with increased pressures on agricultural lands, infrastructure, transportation system, public services, and community character. This updated Comprehensive Plan provides a framework for growth with attempts to preserve agriculture, direct development to appropriate areas, and reinvestment into the community.
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT ##### Z-26-222

Case Number: Z-26-222

Related Cases:

Referring Board: Town of Salina Zoning Board of Appeals

Type of Action: SPECIAL PERMIT

Keyword:

Applicant: Lisa Chelenza

Location: at 526 Old Liverpool Road

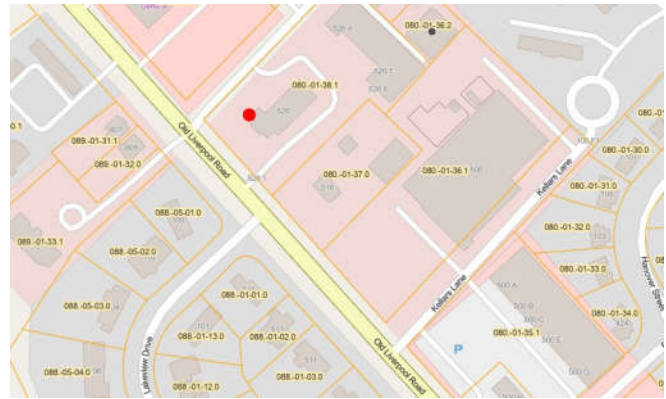
Tax Map ID: 080.-01-38.1

JURISDICTION:

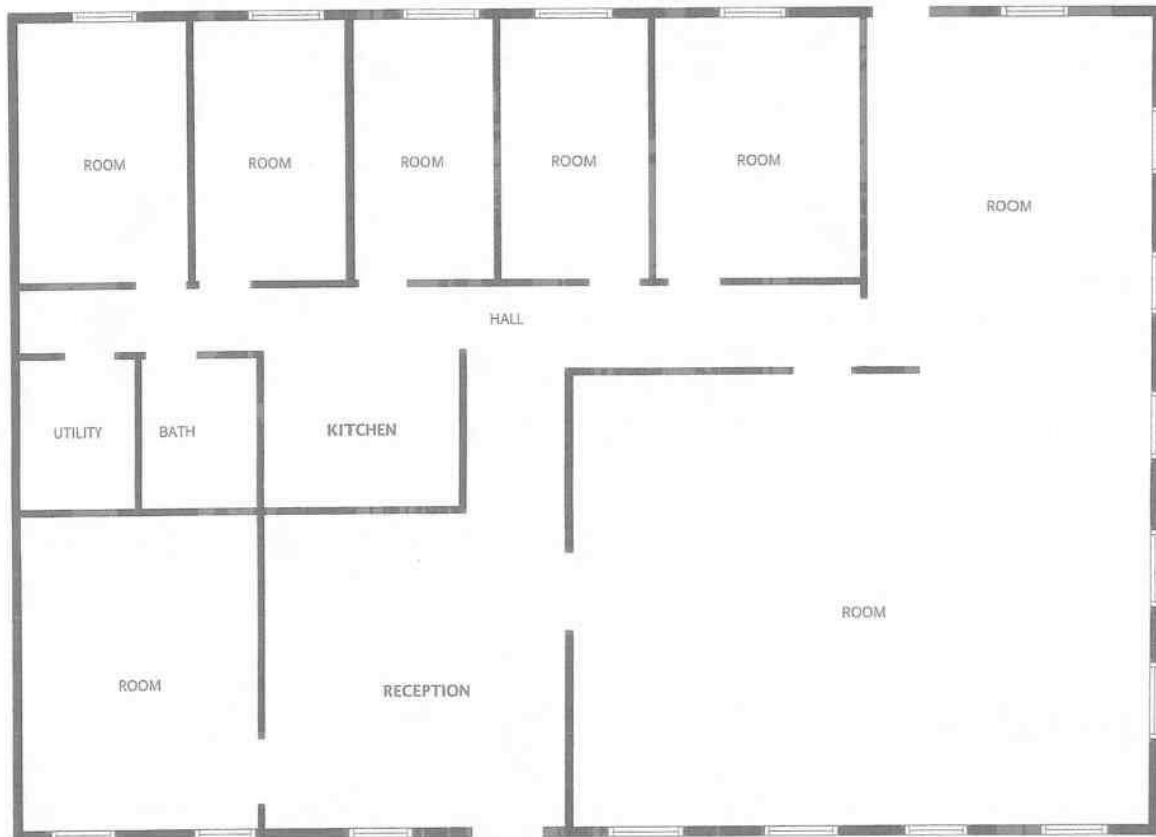
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Old Liverpool Road (Route 137), a county road

SUMMARY:

the applicant is requesting a special permit to operate a spay and neuter non-profit clinic on a 1.8-acre parcel in a Planned Commercial (C-3) zoning district

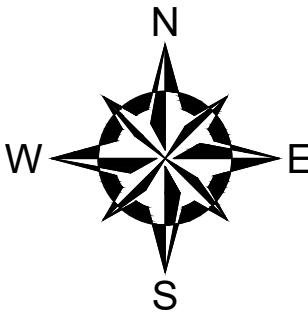


No Map Available



Z-26-222

Z-26-216



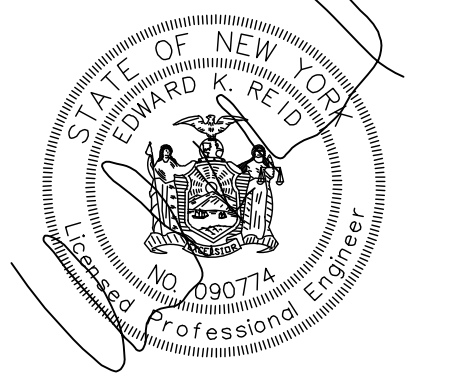
**EDWARD REID
ENGINEERING, PLLC**
2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-569-4328



Know what's below.
Call before you dig.

[illegible]

EXCEPT AS PROVIDED UNDER SECTION 7209
SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW. UNAUTHORIZED
ALTERATION IS PROHIBITED



DWARD K. REID, P.E.

ETHIOPIAN ORTHODOX CHURCH
EXPANSION
7382-7384 O'BRIEN ROAD
TOWN OF VAN BUREN

OVERALL SITE PLAN

PREPARED FOR

ETHIOPIAN ORTHODOX CHURCH
7382 O'BRIEN ROAD
BALDWINVILLE, NY 13027

PROJ MGR: E.K.R.	REVIEWED BY: C.J.M
------------------	--------------------

DESIGNED BY: E.K.R. | DRAWN BY: E.K.R.

DATE:	SCALE:
JUNE 30, 2026	AS NOTED

PROJECT NO.

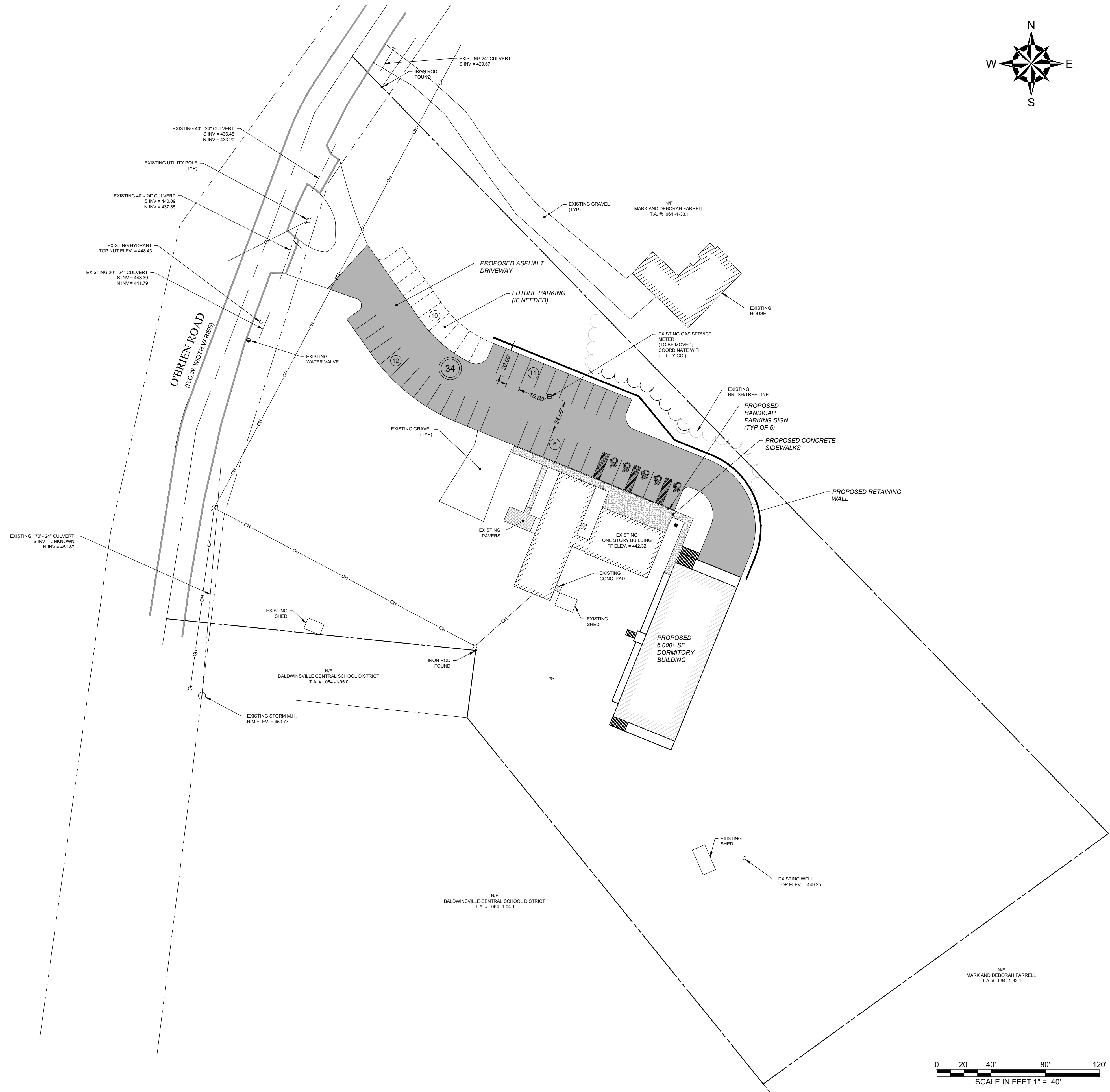
202624

REVISION NO

DWG

CA110

SHEET NO. 4 OF



NOT FOR CONSTRUCTION



WIDEWATERS BRITTONFIELD PARKWAY
BRITTONFIELD PARKWAY
TOWN OF DEWITT ONONDAGA COUNTY, NY
TAX ID #028-01-10.0

REVISIONS	

Drawn By: D.P.R.
Checked By: R.L.Z.
Proj. No.: 26014
Date: 08/11/2026
Scale: AS NOTED

GRADING,
DRAINAGE
& UTILITY PLAN
C-2

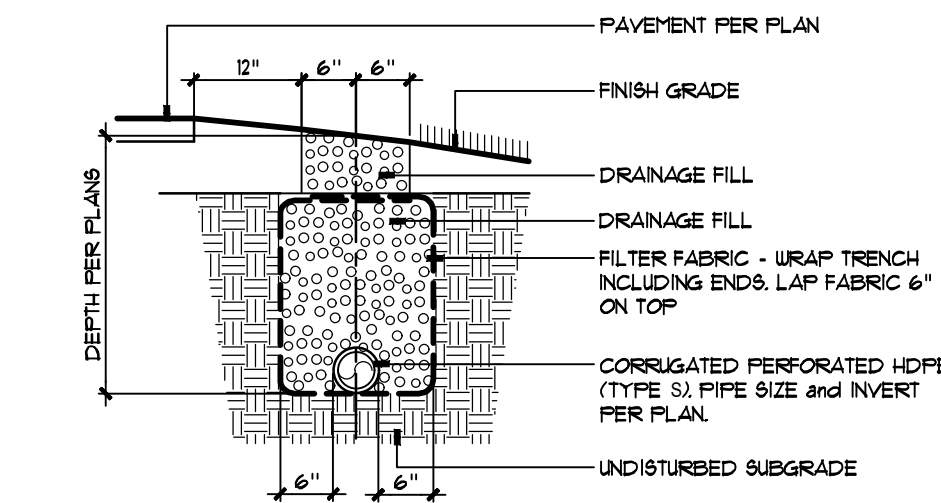
Z-26-218

THE ESTATE OF
RANCES R. NORTON, N/F
INST. No. 2019-00006337
TAX MAP No. 28.-01-01.1

ZONE: H-T

BRITTONFIELD
FIFTH AMENDED
FILED: DECEMBER 21, 2017 MAP No. 12497
LOT No. 1
TAX MAP No. 28.-01-01.4

ZONE: H-T



SECTION

1 PEA GRAVEL DIAPHRAGM
C-2 NOT TO SCALE

33-4000-27

MATCHLINE A
3000 GAL. UTILITY TANK
C-6
INV. 4\"/>

FINISHED GRADE
432.40

PROPOSED
BUILDING
65,000 SF
FFE 430.25

IIOTRA PROPERTIES, LLC, N/F
BOOK 5433, PAGE 262
TAX MAP No. 28.-01-03.1

ZONE: H-T

DA-1a O-1 DRY SWALE
TOTAL STORAGE-0.318 AF
6\"/>

ROCK CHECK DAM
TYP
C-2

PEA GRAVEL DIAPHRAGM
C-2

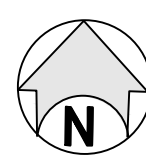
DA-1 BF-5 FILTRATION BIOTENTION
TOTAL STORAGE-1295 AC-FT
RISER INV-426.00
PIPE OUT 4\"/>

EMERGENCY SPILLWAY 1B
INV - 426.50
TOP BERM - 421.50

EMERGENCY SPILLWAY 1A
INV - 426.50
TOP BERM - 421.50

GRADING, DRAINAGE & UTILITY PLAN
SCALE: 1:40

0 40 80 120
SCALE IN FEET



GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS PER DETAIL.

GRADING, DRAINAGE & UTILITY NOTES

- MATCH EXISTING GRADE
- SEEDED LAWN PER DETAIL 2/C-11
- RPZ AND HOTBOX PER WATER PLANS ON SHEET W-2.
- SANITARY SEWER PER DETAIL 11/C-4.
- COMMERCIAL VENT & TRAP PER DETAIL 10/C-4.
- FORCE MAIN TRENCH PER DETAIL 8/C-4
- COORDINATE SANITARY CONNECTION W/ MEP & ONONDAGA COUNTY PLUMBING CONTROL
- FORCEMAIN CLEANOUT PER DETAIL 9/C-4.
- SANITARY SEWER AND WATER SEPARATION PER DETAIL 12/C-4.
- WYE CONNECTION TO EXISTING MAIN
- SANITARY SEWER AND STORM SEPARATION PER DETAIL 7/C-4
- GAS AND ELECTRICAL UTILITIES LINES SHOWN FOR COORDINATION PURPOSES, DESIGNED BY OTHERS

SSO HOLDINGS, LLC
(REPUTED OWNERS)
BOOK 5355, PAGE 720
LOT No. 2A
PATSY J. FIATO
FARM SUBDIVISION
MAP No. 8867
FILED: OCTOBER 8, 1999
RA-100 RESIDENTIAL / AGRICULTURAL DISTRICT

N.L. M.L. NO. 25
S.L. M.L. NO. 16

E.L. M.L. NO. 16
W.L. M.L. NO. 17

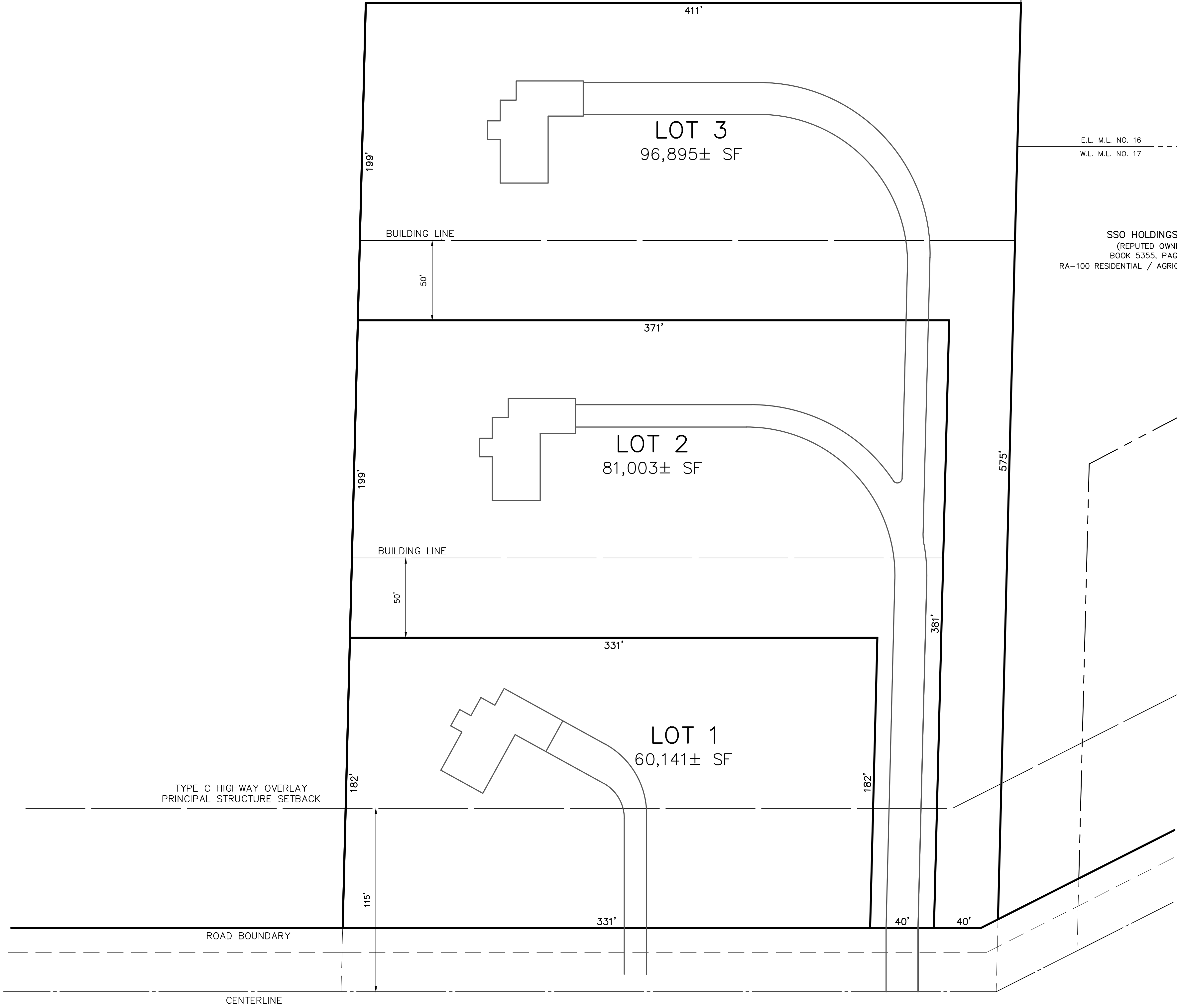
SSO HOLDINGS, LLC
(REPUTED OWNERS)
BOOK 5355, PAGE 716
RA-100 RESIDENTIAL / AGRICULTURAL DISTRICT



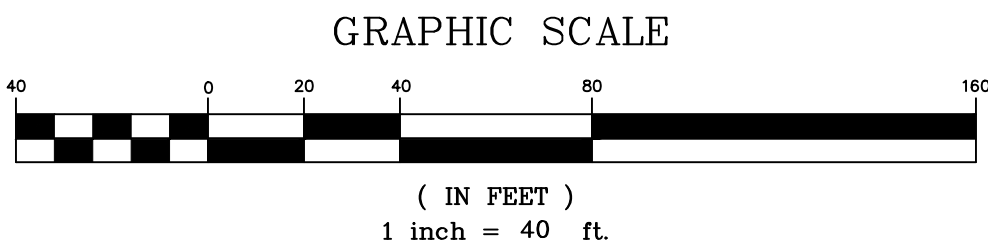
LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 5.46± acres (238,039± sq.ft.)
Total number of lots: 3 proposed
Proposed Zone: R40
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0079F, Effective date: November 4, 2016.
Part of Tax Map Nos. 30.-01-01



HENRY CLAY BOULEVARD
(C.R. No. 265)



REVISIONS	SKETCH PLAN		
	THE BLUFFS AT VERPLANK POND		
	PART OF FARM LOT No. 25		
	TOWN OF CLAY		
		ONONDAGA COUNTY, NEW YORK	
		DATE: MARCH 19, 2026	
		SCALE: 1" = 40'	
		FILE No.: 1513.135	
		SHEET No.	
		F.B. No.	

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

STATEMENT OF USE:

This site plan is for the proposed construction of a digital billboard at 103 Bennett Road. This will be a digital billboard with two faces in a "V" configuration, the square footage of each face will be 378 sq.ft. and the bottom of the billboard will be approximately 33' above grade while the top will be 46.5' above grade.

This property at 103 Bennett Road is home to four (4) different uses: The Mixing Bowl, Mowers Plus, a landscaper and a used car dealer.

The used car dealer rents an 80 sq.ft. office out of the front building. They do not have set hours, they have no employees and they do not store any cars on site here.

WE ARE NOT PROPOSING ANY CHANGES TO THIS USE

The landscaper is utilizing roughly half of the metal Quonset style building, part of the front building and has full use of the back of the property. The landscaper is also has a deal with the adjoining property to owner for the partial use of this adjoining parcel. The landscaper has no set hours and has one employee.

WE ARE NOT PROPOSING ANY CHANGES TO THIS USE

Mowers Plus is a small engine / lawn mower repair shop that is utilizing the remaining half of the Quonset style building. This is strictly a repair shop and does not sell new or used lawn mowers.

- Hours of operation:
 - Monday – Friday: 8 am – 5 pm
 - Saturday: 8 am – 1 pm
- Number of employees: 1

WE ARE NOT PROPOSING ANY CHANGES TO THIS USE

The Mixing Bowl is small restaurant and bakery utilizing approximately 1,100 sq.ft. of the front building. They offer food from their kitchen on a counter-service basis with indoor and out door seating. They also offer wholesale and custom baked goods.

- Hours of operation:
 - Wednesday & Thursday: 8 am – 6 pm
 - Friday & Saturday: 8 am – 3 pm
 - Sunday: 8 am – 2 pm
- Number of employees: 3

WE ARE NOT PROPOSING ANY CHANGES TO THIS USE

SITE PLAN NOTES:

No changes in daily water usage proposed.

No grade changes proposed.

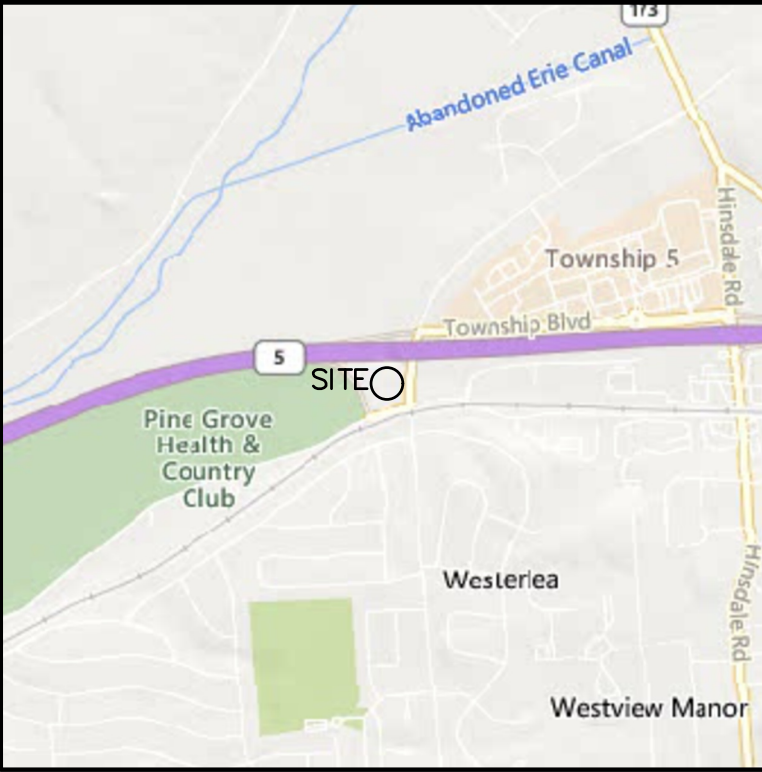
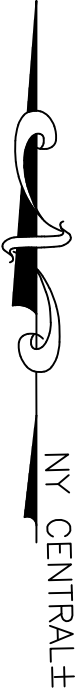
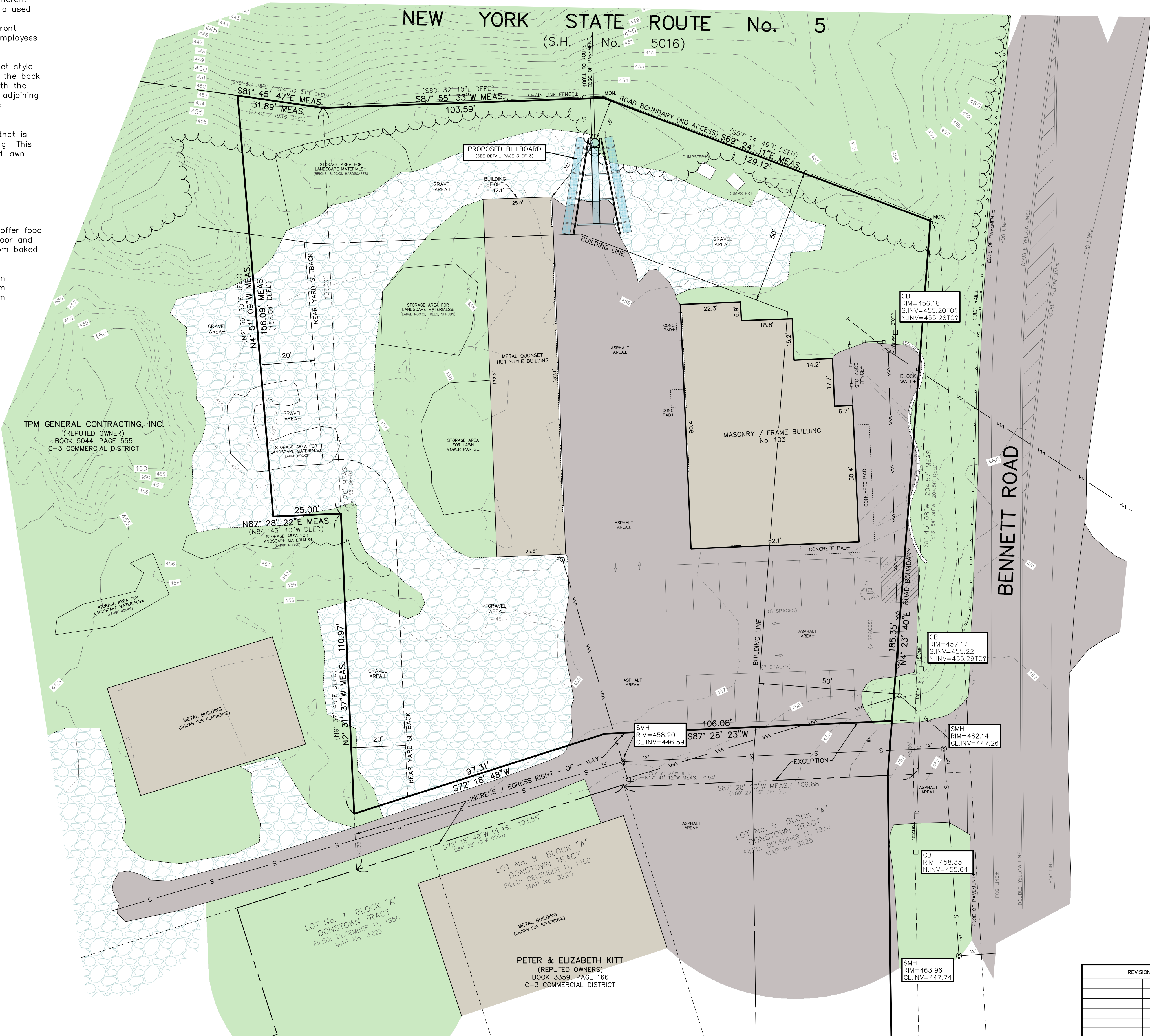
No changes to existing uses proposed.

Straight line distance from proposed billboard location to nearest single family dwelling is 625+/- feet.

There are no private schools, parks or places of worship within 350' of the proposed billboard location.

Straight line distance from proposed billboard location to nearest existing billboard is 2,544+/- feet.

Z-26-220



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 1.22± acres.
Total number of lots: 1
Present Zone: C-3 Commercial District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.

The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0192F, Effective date: November 4, 2016.

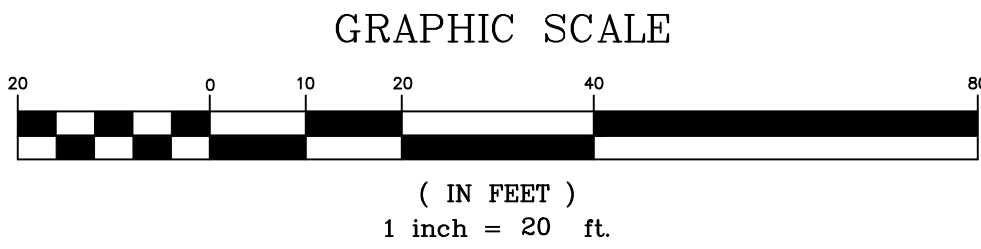
Tax Map No. 17.-01-01.1

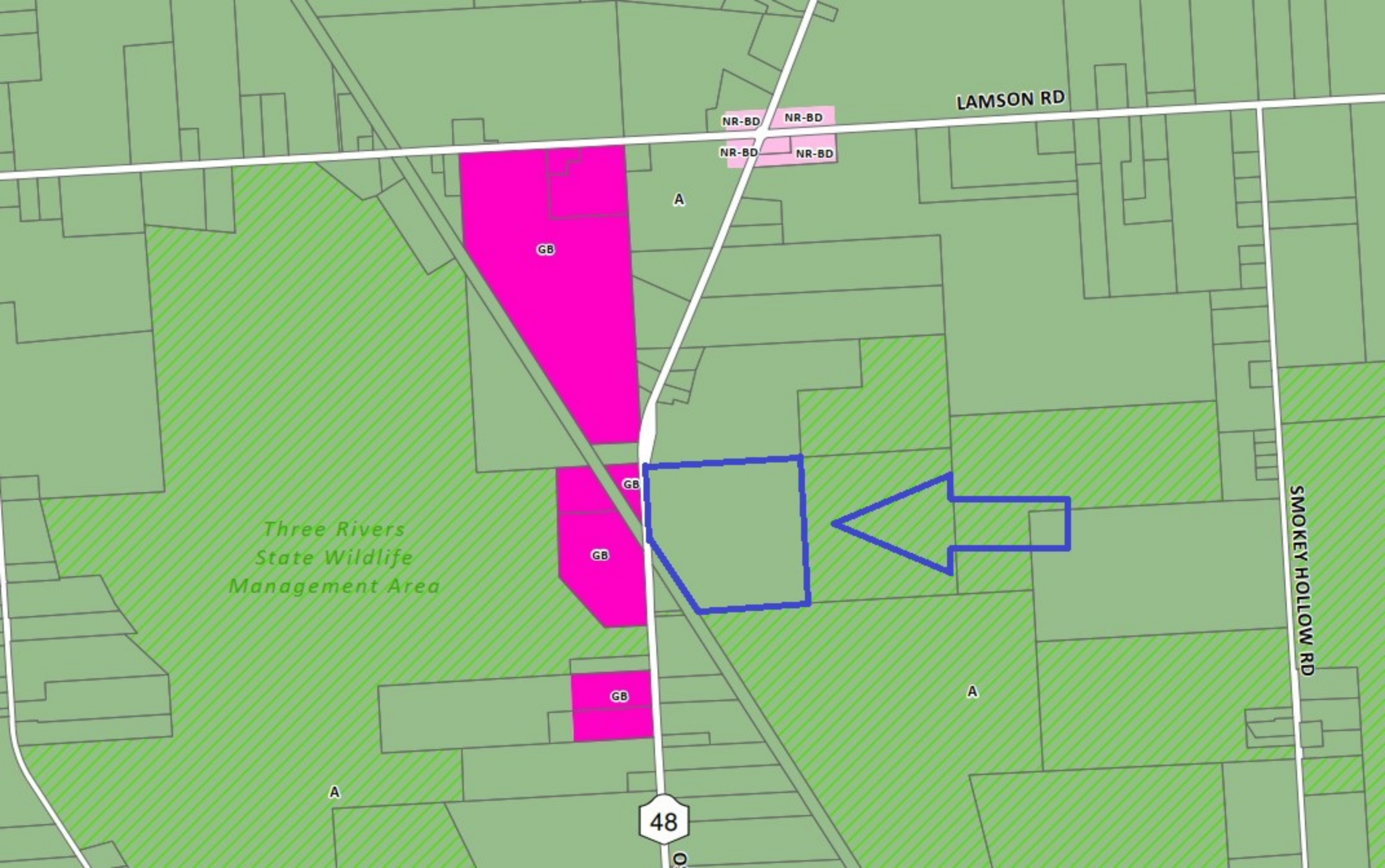
LEGEND:

- indicates utility pole, anchor & overhead lines
- IFF indicates iron pipe and/or monument found
- MON indicates monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- ⊙ indicates 6" diameter monitoring well (typical)
- ⊙ indicates grease trap manhole
- ⊙ indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS		SITE PLAN – PROPOSED FEATURES		
		103 BENNETT ROAD PART OF LOT No. 21 TOWN OF CAMILLUS ONONDAGA COUNTY, NEW YORK		
		 IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: AUGUST 6, 2026	SHEET No.
			SCALE: 1" = 20'	2 OF 3
			FILE No.: 13853.002	F.B. No. 1782





LAMSON RD

NR-BD

NR-BD

NR-BD

NR-BD

A

GB

GB

GB

GB

A

A

48

SMOKEY HOLLOW RD



NATIONAL GRID CROSSINGS	
#1	UTILITIES CROSSING, NO ROAD CONSTRUCTION.
#2	UTILITIES AND VEHICULAR CROSSING.
#3	UTILITIES AND VEHICULAR CROSSING.

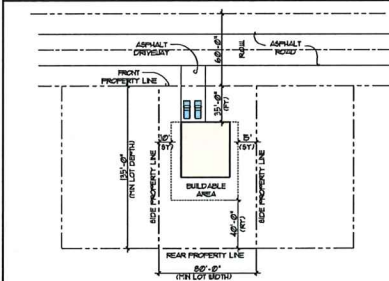
PROJECT NOTES	
(A)	COMMON AREAS, PUBLIC ACCESSIBLE (TOTAL AREA 11 ACRES)
(B)	CREGO PROPERTY / CELL TOWER PROPERTY, EASEMENT 'A'
(C)	CREGO PROPERTY / CELL TOWER PROPERTY, EASEMENT 'B'
(D)	PRESERVATION AREA DESIGNATIONS A THROUGH G.
(E)	EASEMENT TO TOWN PROPERTY.
(F)	FLOWAGE RIGHTS AREA TO BE PART OF PROPOSED REZONE AND NO CONSTRUCTION IS TO TAKE PLACE IN THE AREA.
(G)	PROPOSED SIDEWALKS, SIDEWALK 'A' TO EXTEND THE LENGTH OF BROLEX LIVING COMMUNITY PROPERTY IN THE CREGO ROAD RIGHT OF WAY, SIDEWALK 'B' TO EXTEND ALONG PUBLIC ROAD 2 TO INTERSECTION WITH PUBLIC ROAD 3.

TOWNHOME DEVELOPMENT
 - 38.82 ± ac total
 16.80 ± ac roads + townhomes
 (impervious area)
 - 56%± is green space
 (pervious area)

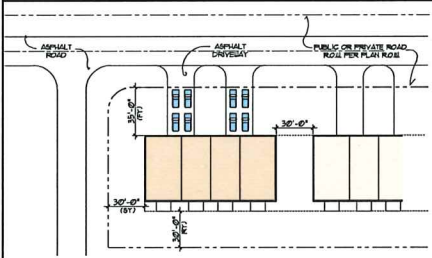
SINGLE FAMILY DEVELOPMENT
 - 64.66 ± acres total
 - 50% ± is green space
 (pervious area)

NATIONAL GRID PROPERTY

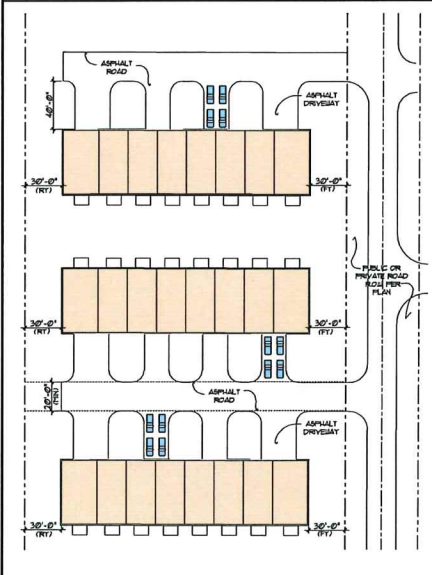
SINGLE FAMILY HOME ZONING REQUIREMENTS



TOWNHOUSE - LAYOUT A ZONING REQUIREMENTS



TOWNHOUSE - LAYOUT B ZONING REQUIREMENTS



TOWNHOME DEVELOPMENT PARKING CALCULATIONS

BLDG	UNITS	PARKING SPACES
1-2B	205	410 SPACES
CLUBHOUSE	1	40 SPACES
REMOTE PARKING (LAND BANKED)		
LOT A		12 SPACES
LOT B		26 SPACES
LOT C		14 SPACES
TOTAL		502 SPACES

TOTAL UNIT SUMMARY

BLDG	UNITS	SPACES
CLUBHOUSE AND REMOTE LOTS		92 SPACES
TOWNHOME UNITS	205	410 SPACES
SINGLE FAMILY HOMES	96	192 SPACES
TOTALS	301 UNITS	694 SPACES

BROLEX LIVING COMMUNITY - CONCEPTUAL SITE PLAN

Tappan Street Road and Crego Road, Town of Van Buren

Z-26-228

JULY 07, 2026

L-1

0 100 200 300
SCALE IN FEET



KFA KEPLINGER
FREEMAN
ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

ZONING REGULATIONS
FOR DEVELOPMENT

EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
4155 STATE ROUTE 31	028-01-47.0	±5.82 AC	RC-1

EXISTING ZONING: RC-1 - REGIONAL COMMERCIAL

PROPOSED REDEVELOPMENT (RC-1 - REGIONAL COMMERCIAL)

DIMENSIONAL REQUIREMENTS:	CODE	EXISTING	PROPOSED
LOT AREA:	5 ACRES	5.82 AC	5.82 AC

CUMULATIVE COVERAGE (MAXIMUM)	75%	85.7%	85.7% (EXISTING)
BUILDING HEIGHT (MAXIMUM)	30'	29'-8"	24'-4"

SETBACKS:

FRONT YARD (EAST)	100'	335.9'	335.9'
SIDE YARD (NORTH)	75'	49.7'	49.7' (EXISTING)
SIDE YARD (SOUTH)	75'	43.9'	43.9' (EXISTING)
REAR YARD (WEST)	75'	29.3'	29.3' (EXISTING)

	CODE	PROPOSED
--	------	----------

VEHICULAR SERVICE SITE		
ENTIRE SITE (5/ACRE)	30 SP	30 SP
INCIDENTAL RETAIL SPACE (6000SF X 6/1000SF)	36 SP	36 SP
TOTAL (CODE COMPLIANT SPACES)	66 SP	66 SP (REQUIRED SPACES REMAINDER FOR DISPLAY)

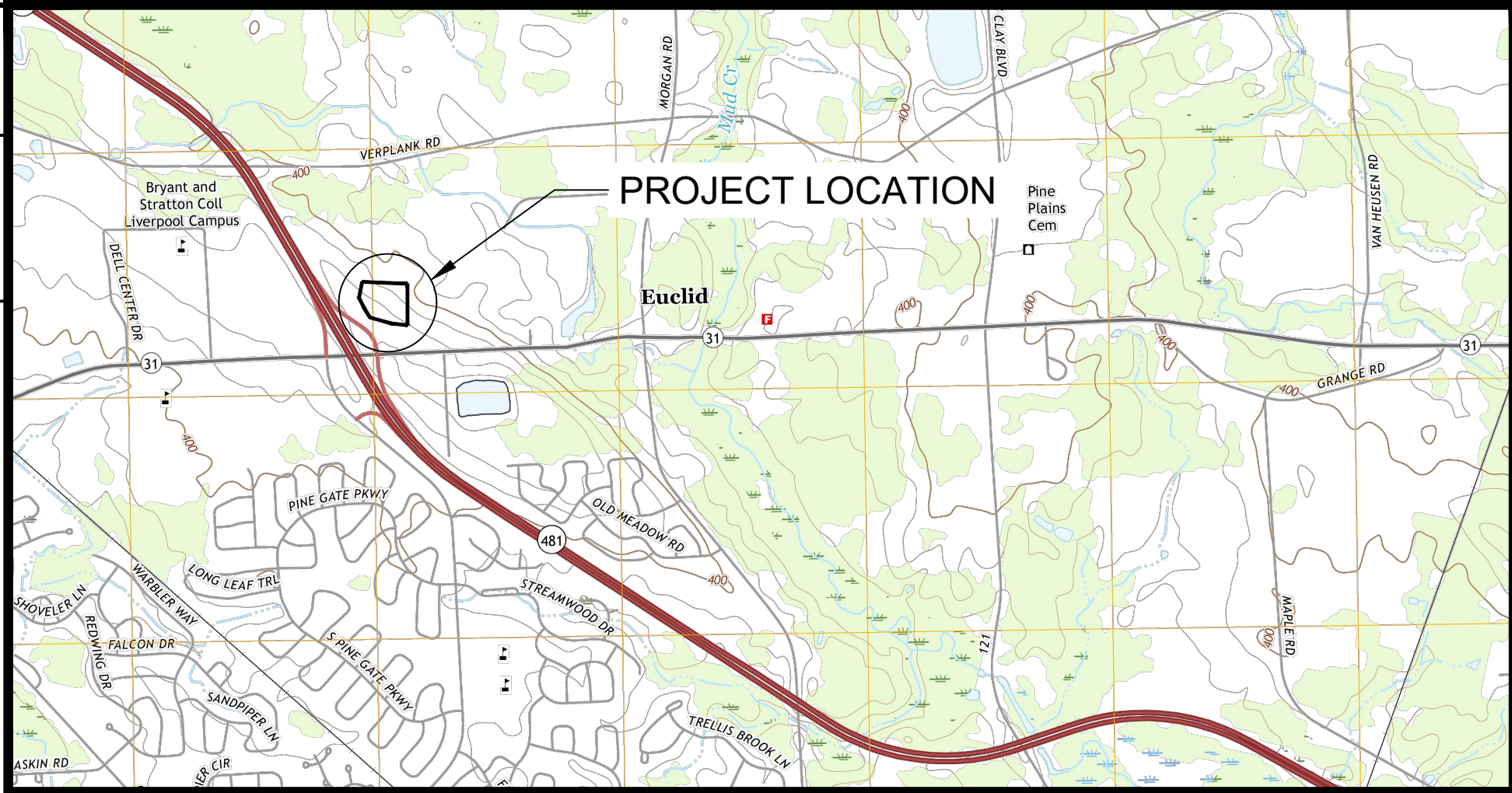
INVENTORY/DISPLAY SPACES*	N/A	302 SP
TOTAL VEHICLE PARKING SPACES	66 SP	368 SP

PARKING SPACE SIZE	9.5'x20'	9.5'x20'
REQUIRED DRIVE WIDTH	20'	20'+

*INVENTORY/DISPLAY SPACES ARE 9'x18' AND NOT TO BE COUNTED TOWARDS TOWN CODE REQUIRED SPACE TOTAL

NOTES:

- NO PROPOSED CHANGES TO SITE LIGHTING. ANY PROPOSED MODIFICATIONS WILL REQUIRE SITE PLAN APPROVAL FROM TOWN OF CLAY PLANNING BOARD.

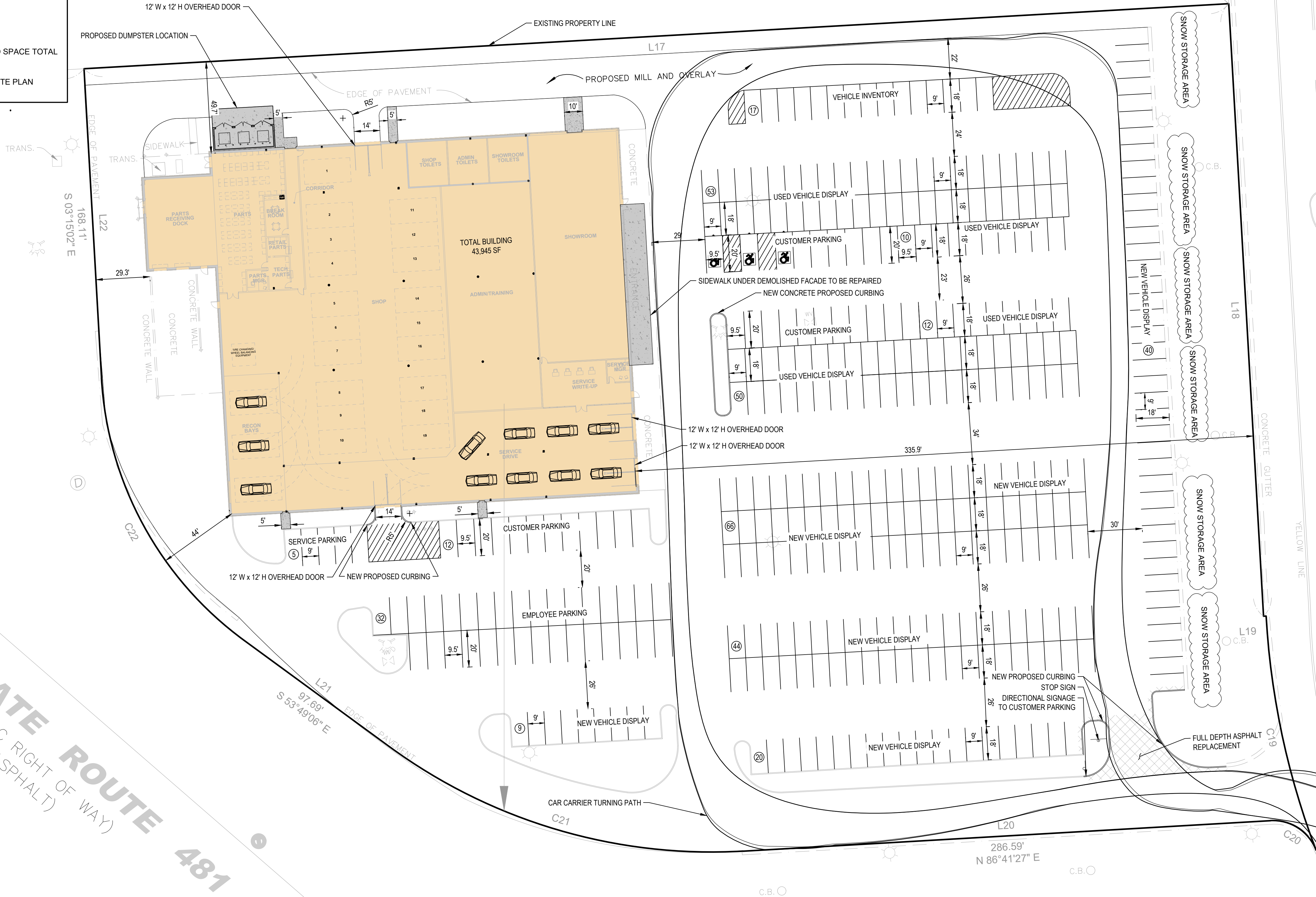


PROJECT LOCATION MAP

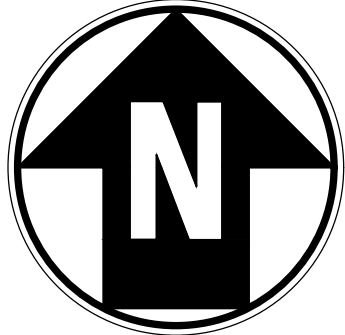
SCALE 1"=2000'

Z-26-212

Z-26-213



NEW YORK STATE ROUTE 481
(VARIOUS WIDTH PUBLIC RIGHT OF WAY)
(VARIOUS WIDTH ASPHALT)



MATTHEWS AUTO GROUP
320 N. JENSEN ROAD
VESTAL NY 13850

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER OR MODIFY ANY PART OF A PLAN BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION, ALTERED BY FOLLOWING BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

NISSAN RENOVATION
4155 STATE ROUTE 31
CLAY, NY 13041

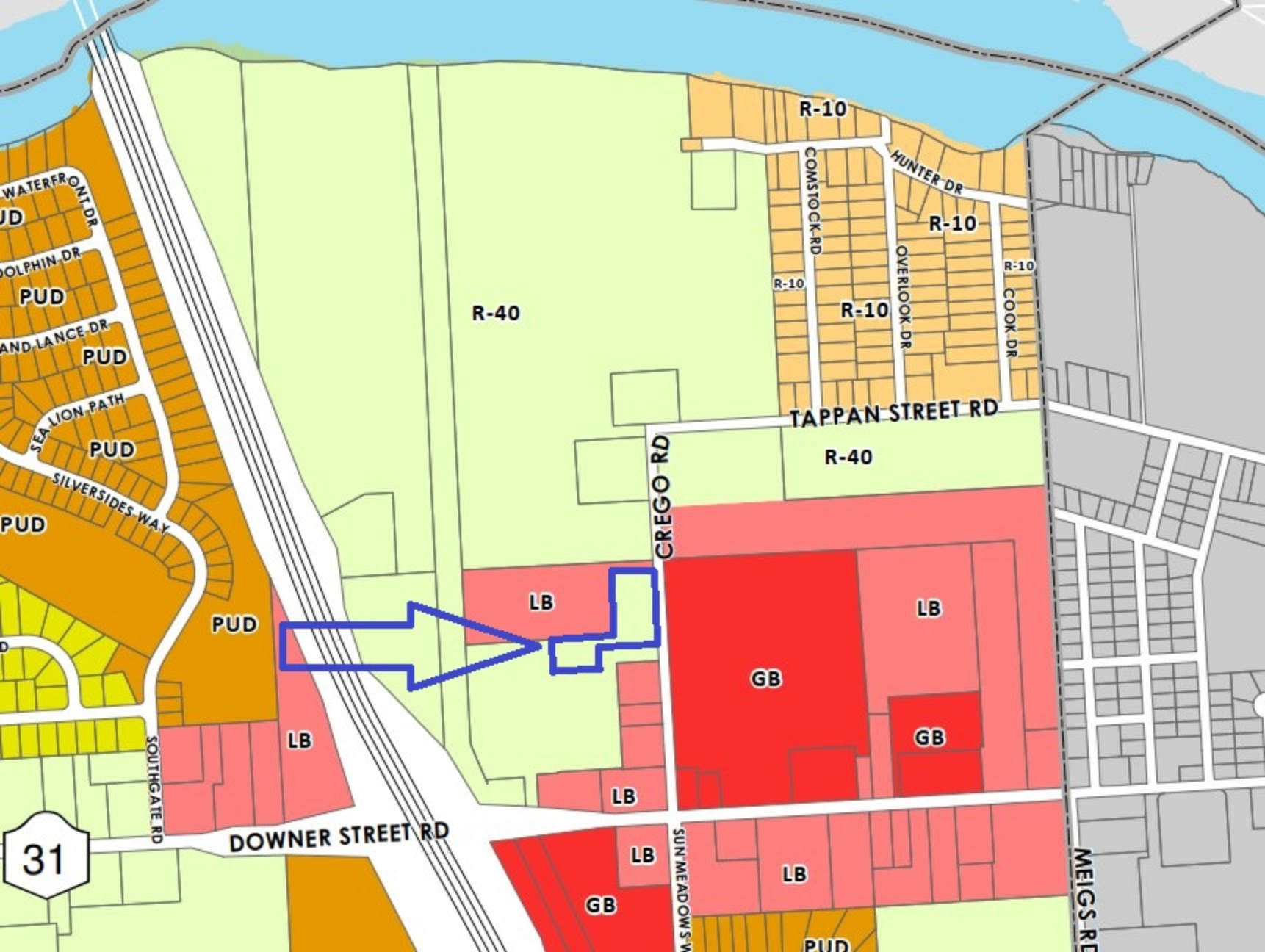
No.	Submittal / Revision	Appr	By	Date

SPECIAL PERMIT
SITE PLAN

Designed By: TLB	Drawn By: TLB	Checked By: LCC
Issue Date: 08/17/26	Project No.: 115055	Scale: AS SHOWN

Drawing No.:

C-102



WATERFRONT DR
PUD
DOLPHIN DR
PUD
AND LANCE DR
PUD
SEA LION PATH
PUD
SILVERSIDES WAY
PUD
SOUTHGATE RD

R-40

R-10

COMSTOCK RD
R-10

HUNTER DR

R-10

OVERLOOK DR
R-10
COOK DR

TAPPAN STREET RD

R-40

GREGO RD

LB

LB

GB

GB

LB

DOWNER STREET RD

31

GB

LB

LB

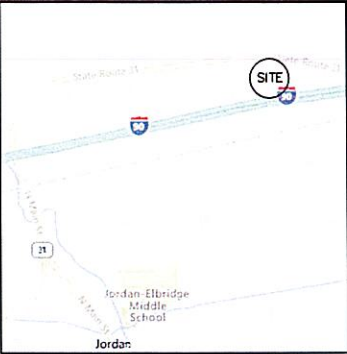
SUN MEADOWS WAY

MEIGS RD

PUD

NEW YORK STATE ROUTE No. 31

Z-26-231



LOCATION PLAN
Scale: 1" = 2000'

TEMPORARY LAYDOWN AREA (CONEX, TEMP TRAILER, ETC.)

ELECTRICAL / WATER

PARKING

DRIVEWAY / ROAD

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates gate post
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

NOTES:

Total area: 8.71± acres (379,393 sq.ft.)
Total number of lots: 2
Present Zone: Industrial District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0154F, Effective date: November 4, 2016.
Tax Map Nos. 29.-01-35.5 & 35.6

TEMPORARY CONCRETE STORAGE AREA

TEMPORARY CONSTRUCTION ACCESS TO THRUWAY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.



PART OF LOT No. 33
TOWN OF ELBRIDGE
ONONDAGA COUNTY, NEW YORK

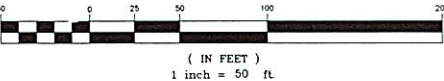
IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mli@ianromanspc.com

DATE: AUGUST 18, 2026
SCALE: 1" = 50'
FILE No. 3190.001

SHEET No.
FB No. 1341

NEW YORK STATE THRUWAY

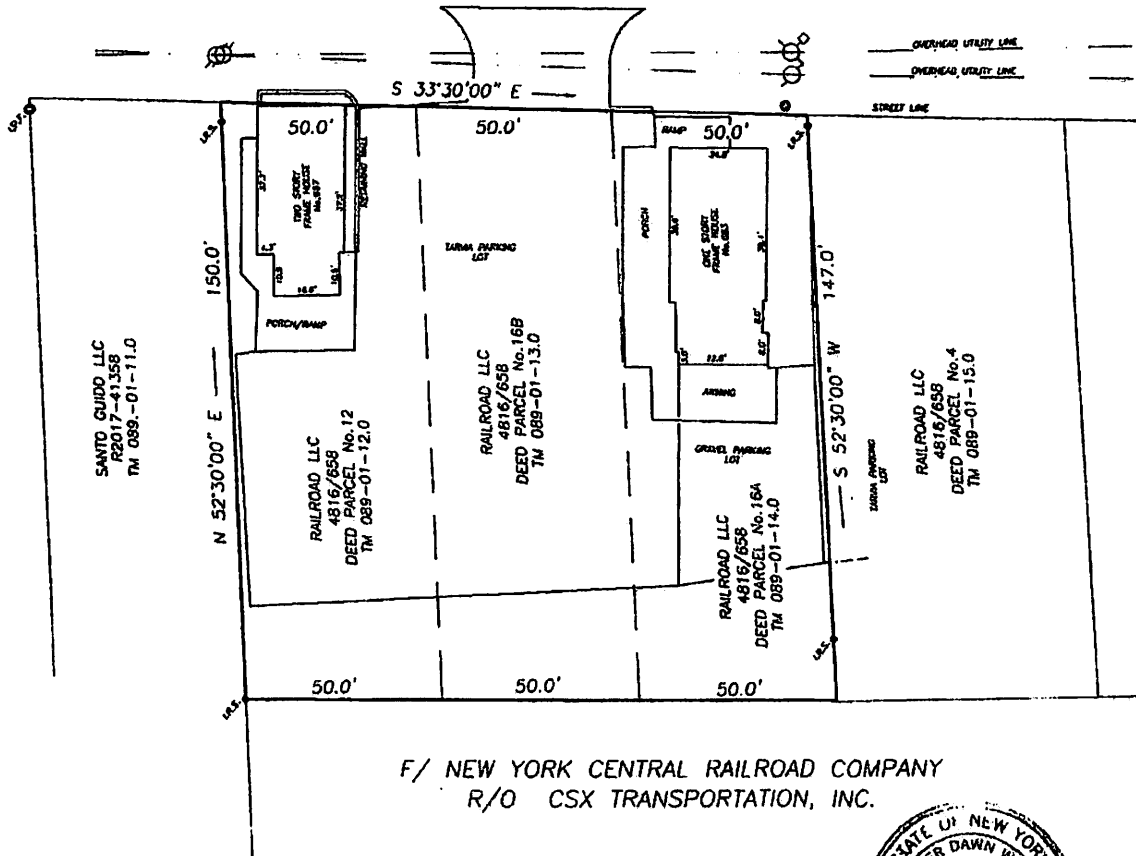
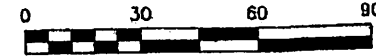
GRAPHIC SCALE





OLD LIVERPOOL ROAD

Z-26-208



F/ NEW YORK CENTRAL RAILROAD COMPANY
R/O CSX TRANSPORTATION, INC.



NOTE: THIS SURVEY IS PROVIDED FOR GENERAL INFORMATIONAL PURPOSES ONLY. IT SHOULD NOT BE CONSTRUED AS LEGAL ADVICE AND IS NOT INTENDED TO BE SUBSTITUTED FOR LEGAL COUNSEL. PERSONS REQUIRING LEGAL ADVICE SHOULD RETAIN A PROPERLY LICENSED LAWYER.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP BEARS THE RED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP IS NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE".

REFERENCE:
- SURVEY SUBDIVISION MAP BY R. GRIFFIN C.E.
DATED JUNE 5, 1903 FILED IN THE ORANOGA
COUNTY CLERK'S OFFICE AS MAP 1128.

SURVEYOR'S NOTE: THE HISTORIC DESCRIPTIONS FOR THIS PROPERTY ARE BASED, IN PART, ON SURVEYS THAT DO NOT MATCH THE EXISTING FIELD EVIDENCE OR OTHER FILED DEEDS, MAPS, OR FOUND MONUMENTS. IT IS THESE CONDITIONS THAT ACCOUNT FOR THE VARIATIONS BETWEEN THE RECORD AND MEASURED DATA.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. IT IS THE LANDOWNER'S RESPONSIBILITY TO CONTACT U.F.P.D. AT 811 BEFORE ANY EXCAVATION OCCURS FOR LOCATION VERIFICATION.

THE CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OF TITLE.

SUBJECT TO WHATEVER STATE OF FACTS THAT AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE MAY SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED APRIL 2, 2024.

Heather Dawn Warren
APR 2, 2024
LICENSED LAND SURVEYOR
No. 50279

WARREN RANIE SURVEYING
6437 COLLAMERS ROAD
EAST SYRACUSE, NEW YORK 13057
PH: 315 438-8879 FAX: 315 438-8878



PART OF FARM LOT 106
TOWN OF SALINA
ORANOGA COUNTY
STATE OF NEW YORK

BOUNDARY LOCATION SURVEY
OF
1234 OLD LIVERPOOL ROAD
RAILROAD LLC 4816/658

DATE	SCALE	DESIGNED BY	DRAWN BY	IN CHARGE
04-02-2024	1"=40'	HOW	HOW	HOW
SHEET		1		
106				

24027



MAP 7. ENVIRONMENTAL FEATURES

Wetlands

-  DEC Wetlands
-  NWI Wetlands

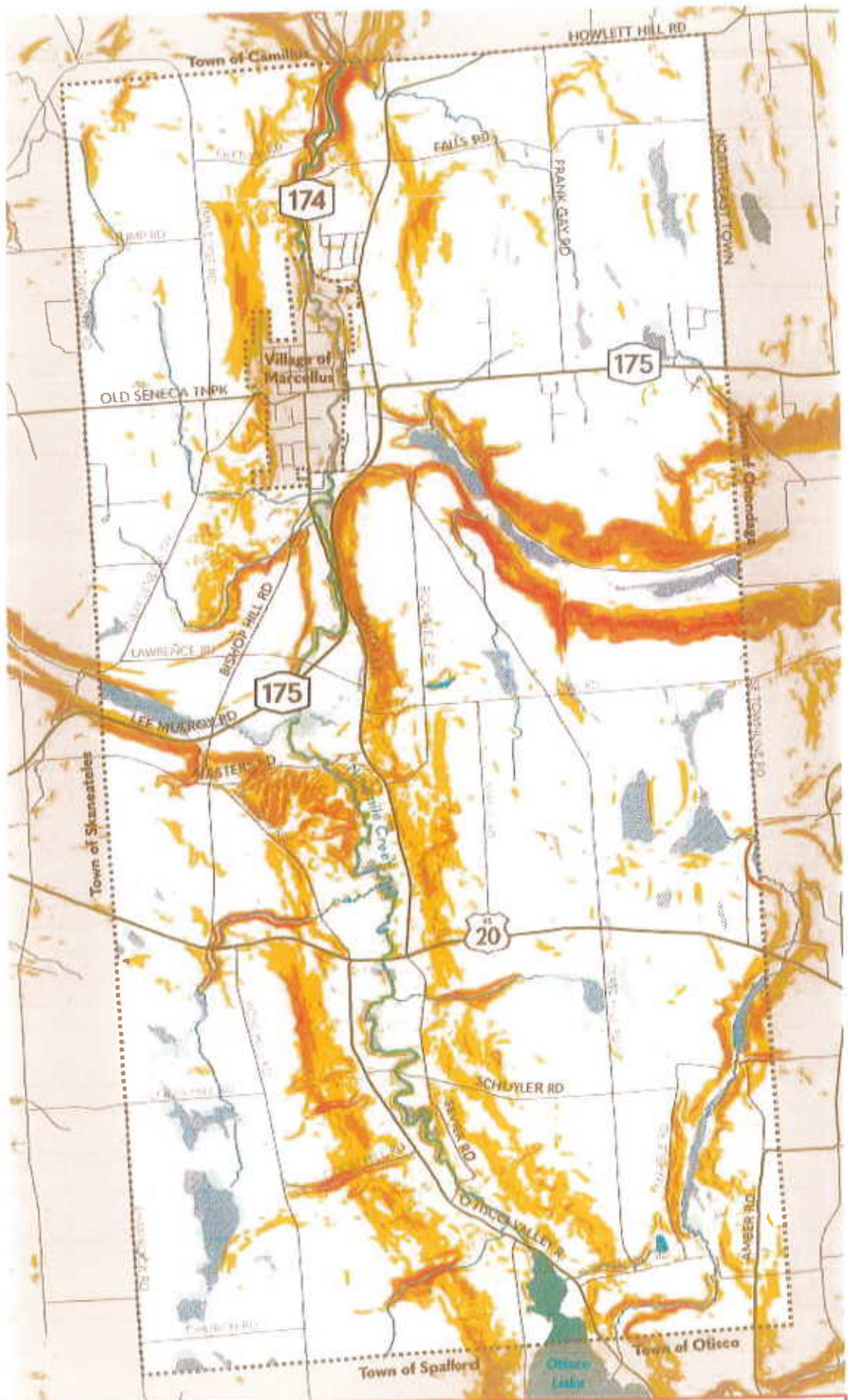
Steep Slopes

-  15% - 24.9%
-  25% - 49.9%
-  50% +

100 Year Flood Zones

-  A
-  AE
-  Town Boundary
-  Hydrography
-  Roads

0 0.5 Miles



Town of Manlius

Zoning Map

Legend

2016 Zoning

- R-T
- Restricted Agriculture
- Residential 1; Residential 2
- Residential 3; Residential 4; Residential 5
- Commercial A (C-A); Residential Multiple Use (RM)
- Technical Development Overlay (TD/O); Commercial B (C-B); Neighborhood Shopping (NS); Regional Shopping (RS)
- Industrial (I); Natural Resource Removal District (NRRD)
- Village of Fayetteville; Village of Manlius; Village of Minoa
- Government
- 3-mile Limit - City of Syracuse
- Flight Hazard District



0 1,000 2,000 3,000 4,000 5,000 6,000 Feet

1 inch = 1,000 feet
when printed at 36"x56"

