Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

October 28, 2026

I. ATTENDANCE

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

MEMBERS PRESENT	STAFF PRESENT	GUESTS PRESENT
Marty Voss	Troy Waffner	Peter Radosh
Marty Masterpole	Megan Costa	
Renee Dellas	Rachel Woods	
Don Radke	Annie Amidon	

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 28, 2026.

III. APPROVAL OF MINUTES

Minutes from October 7, 2026 were submitted for approval. Don Radke made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were recorded as follows: MartyVoss - Yes; Marty Masterpole - Yes; Renee Dellas - Yes; Don Radke - Yes

IV. OTHER BUSINESS

None

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

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

Summary

S-26-26	VMarVB	*No Position*
Z-26-248	TManTB	*No Position With Comment*
Z-26-249	TLysTB	*Modification*
Z-26-250	TLysZBA	*Modification*
Z-26-251	TCicPB	*No Position With Comment*
Z-26-252	TClaTB	*No Position With Comment*
Z-26-254	TSalTB	*No Position With Comment*
Z-26-256	TDewPB	*No Position*
Z-26-258	TDewPB	*Modification*
Z-26-259	TElbTB	*No Position*
Z-26-260	TDewPB	*Modification*
Z-26-261	TDewZBA	*No Position With Comment*
Z-26-262	TElbTB	*Approval*
Z-26-263	VManVB	*Approval*

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

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Summary

Z-26-253	CSyrPB	*Modification*
Z-26-255	TLysTB	*No Position*
Z-26-257	TDewPB	*No Position*

VII. ADJOURNMENT

The meeting adjourned at 11:53am.

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OCPB Case # S-26-26

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Village of Marcellus Village Board at the request of Tefft Meadows for the property located at 8 Paul Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Street (Route 174), a state highway; and

WHEREAS, the applicant proposes a lot line adjustment to create two new lots, Lot 100 (1.065 acres) and Lot 101 (5.505 acres) in a Multi-Family Residential (RC) zoning district; and

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

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

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

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Case Number: S-26-26
Type of Action: SUBDIVISION
Applicant: Tefft Meadows

Date Received: 10/13/2026
30-Day Deadline: 11/15/2026

RelatedCases:

Referring Board: Village of Marcellus Village Board

Located: at 8 Paul Street

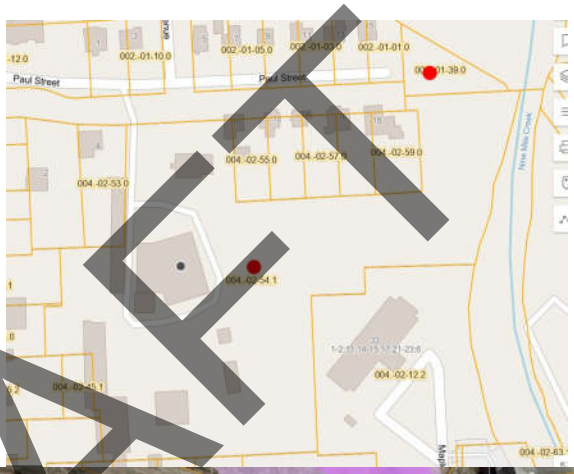
Tax Map Id: 004.-02-54.1, 002.-01-39.0

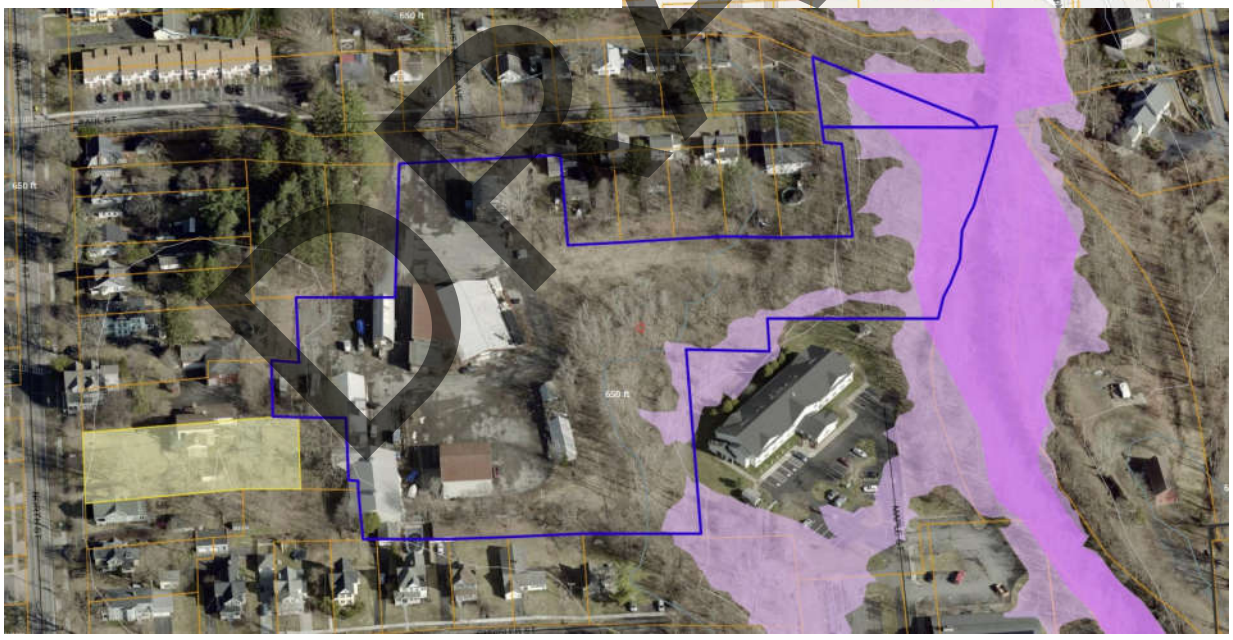
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Street (Route 174), a state highway

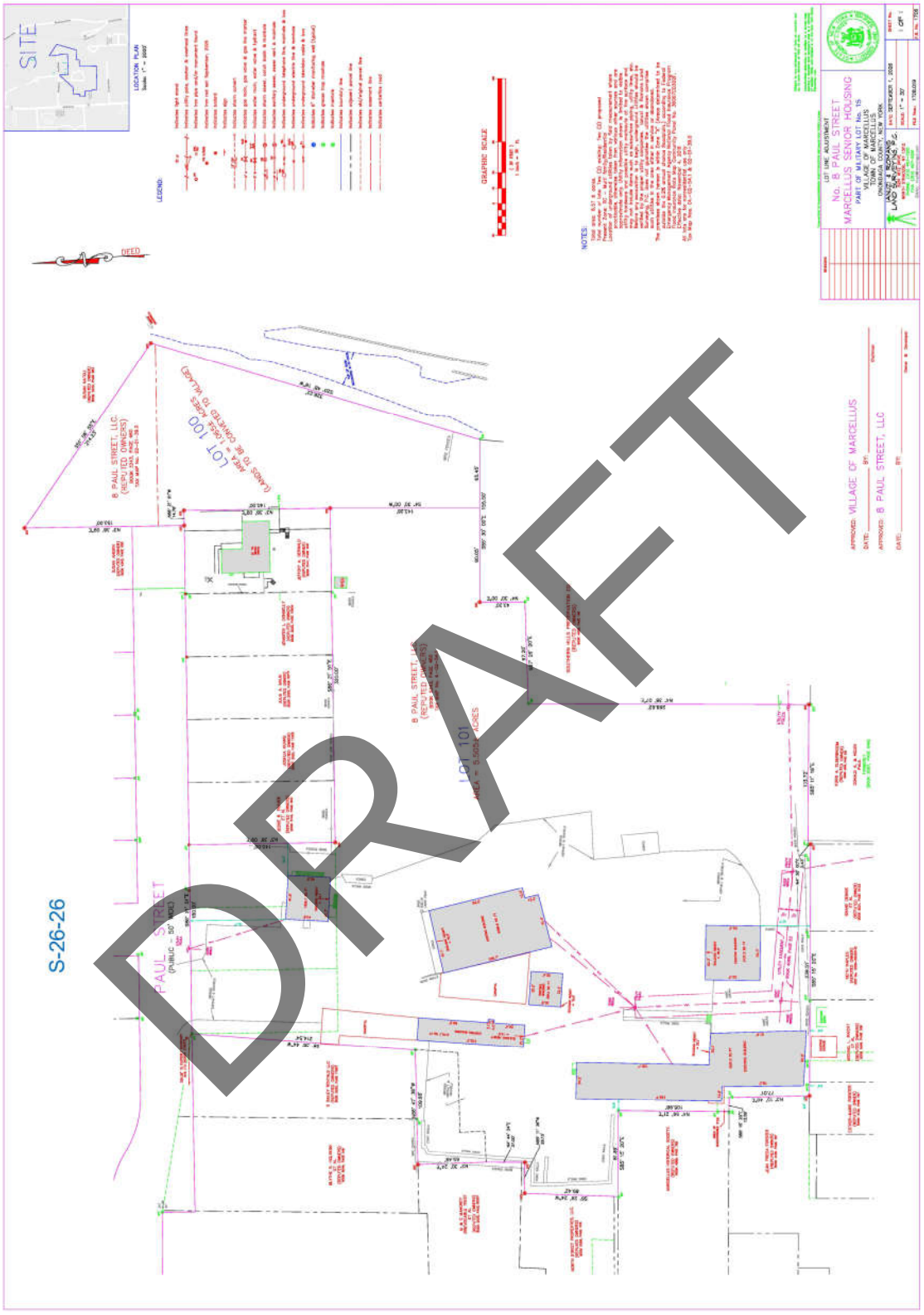
Summary:

the applicant proposes a lot line adjustment to create two new lots, Lot 100 (1.065 acres) and Lot 101 (5.505 acres) in a Multi-Family Residential (RC) zoning district





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SITE
LOCATION PLAN
LEGEND:
GRAPHIC SCALE
NOTES:
No. 8 PAUL STREET
MARCELLUS SENIOR HOUSING
PART OF LOT 100
VILLAGE OF MARCELLUS
TOWN OF MARCELLUS
ONONDAGA COUNTY, NEW YORK
LAND SURVEYOR
LOT 100
AREA = 1.0624 ACRES
(LANDS TO BE CONVEYED TO VILLAGE)
8 PAUL STREET, LLC
(REPUTED OWNERS)
LOT 101
AREA = 9.5909 ACRES
PAUL STREET
(PUBLIC - 50' WIDE)
APPROVED: VILLAGE OF MARCELLUS
APPROVED: 8 PAUL STREET, LLC
S-26-26
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STAFF REVIEW:

Past Board Reviews:	·Zone Change referral (Z-14-274) from RC to PD on two parcels to convert a lumber yard to allow for a proposed 47-lot mixed unit residential development. ·Project Site Review referral (Z-22-21) to convert a lumber yard into Tefft Meadows Apartments, a two-story, 60-unit senior apartment building. ·Site plan and special permit referrals (Z-26-139, Z-26-140) for the proposed senior living facility. The Board offered No Position with Comment on both, commending redevelopment plans, and recommending connections to nearby assets such as the Library and the Nine Mile Creek, and ensuring sensitivity to stormwater and potential flooding conditions.
Location:	The site is located in a village center residential area and abuts Nine Mile Creek. Upper Crown Landing Apartments and the Marcellus Free Library are southeast of the property.
Existing Site Layout:	Per aerial photography the site contains an existing single-story commercial and storage buildings from its former use as a lumber yard, as well as a former residence. All buildings are to be demolished and existing large areas of pavement are to be removed. The east side of the lot abutting Nine Mile Creek is lightly forested and undeveloped.
Subdivision	Previous referrals show a proposed two-story, approximately 20,000 sf building with 38 parking spaces to be constructed in the center of the site. 20 Senior residential units will be provided, with 1 fully handicapped accessible and 19 adaptable apartment units. Previously, an easement was going to allow access to Nine Mile Creek, but the proposal now includes this Lot Line Adjustment to allow for continuation of the creek walk. Per the Lot Line Adjustment No. 8 Paul Street Plan dated 9/1/26, the applicant seeks a lot line adjustment in the eastern corner of the site, creating Lot 100 (1.065 acres) to be conveyed to the Village to allow access to Nine Mile Creek. The proposed development will be located on proposed Lot 101 (5.505 acres).
Access:	Driveway and pedestrian access is shown via Paul Street, a Village street.
Floodplain/Floodway:	Portions of the parcel along Nine Mile Creek are to remain undeveloped per previous referrals. GIS mapping indicates the presence of the 100-year FEMA floodplain, as well as the more restrictive Floodway on the proposed lot.
Drinking Water:	The apartment building is anticipated to utilize 2,200 gallons per day of drinking water, to be supplied by OCWA.
Wastewater:	The site is located outside of the Onondaga County Sanitary District. Wastewater infrastructure and treatment will be provided by the Village of Marcellus.
Historic Resources:	Per the EAF, the site is located near the Tefft-Steadman House and the Marcellus Historical Society, 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. A letter from the NYS Historic Preservation Office dated July 23, 2025 indicates that the project will have No Adverse Effect on historic or archeologic resources, as part of Section 106 review.

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

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OCPB Case # Z-26-248

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Thomas Kinsella for the property located at Salt Springs Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 5), Green Lakes Road (route 290), both state highways, Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and; and

WHEREAS, the applicant is proposing a zone change on six parcels totaling 275.86 acres from Commercial District A (CA) and Residential Ag (RA) to Natural Resource Removal District (NRRD) to allow excavation and quarrying of stone; and

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

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

1. The Board encourages the Town and applicant to continue to work together to identify viable mitigation measures which the proposed quarry can incorporate into site design and operations to alleviate potential impacts to natural resources and the surrounding community.

2. The New York State Department of Transportation will require the applicant to submit plans and coordinate Route 5 access with the Department for any future development/ access on site. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

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Case Number: Z-26-248
Type of Action: ZONE CHANGE
Applicant: Thomas Kinsella

RelatedCases:

Referring Board: Town of Manlius Town Board

Date Received: 10/1/2026
30-Day Deadline: 11/4/2026

Located: at Salt Springs Road

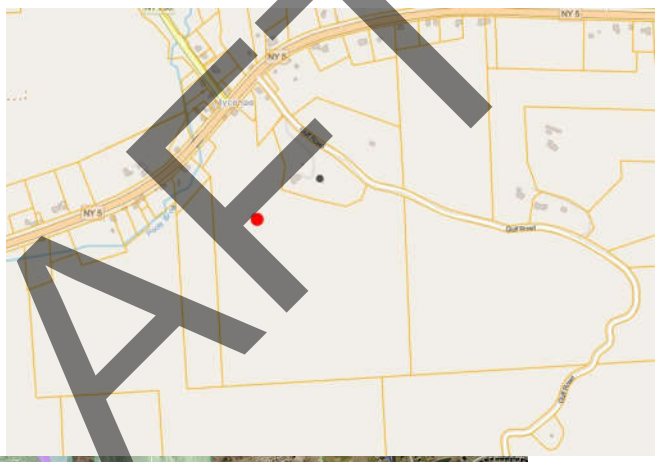
Tax Map Id: 091.-02-10.1; 091.-02-10.3; 09

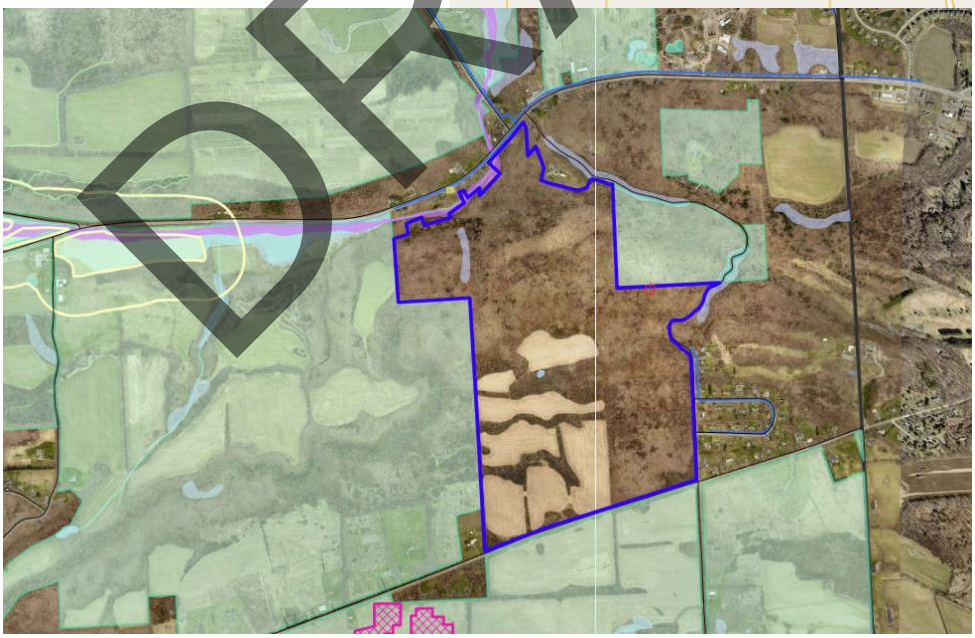
JURISDICTION:

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 East Genesee Street (Route 5), Green Lakes Road (route 290), both state highways, Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and

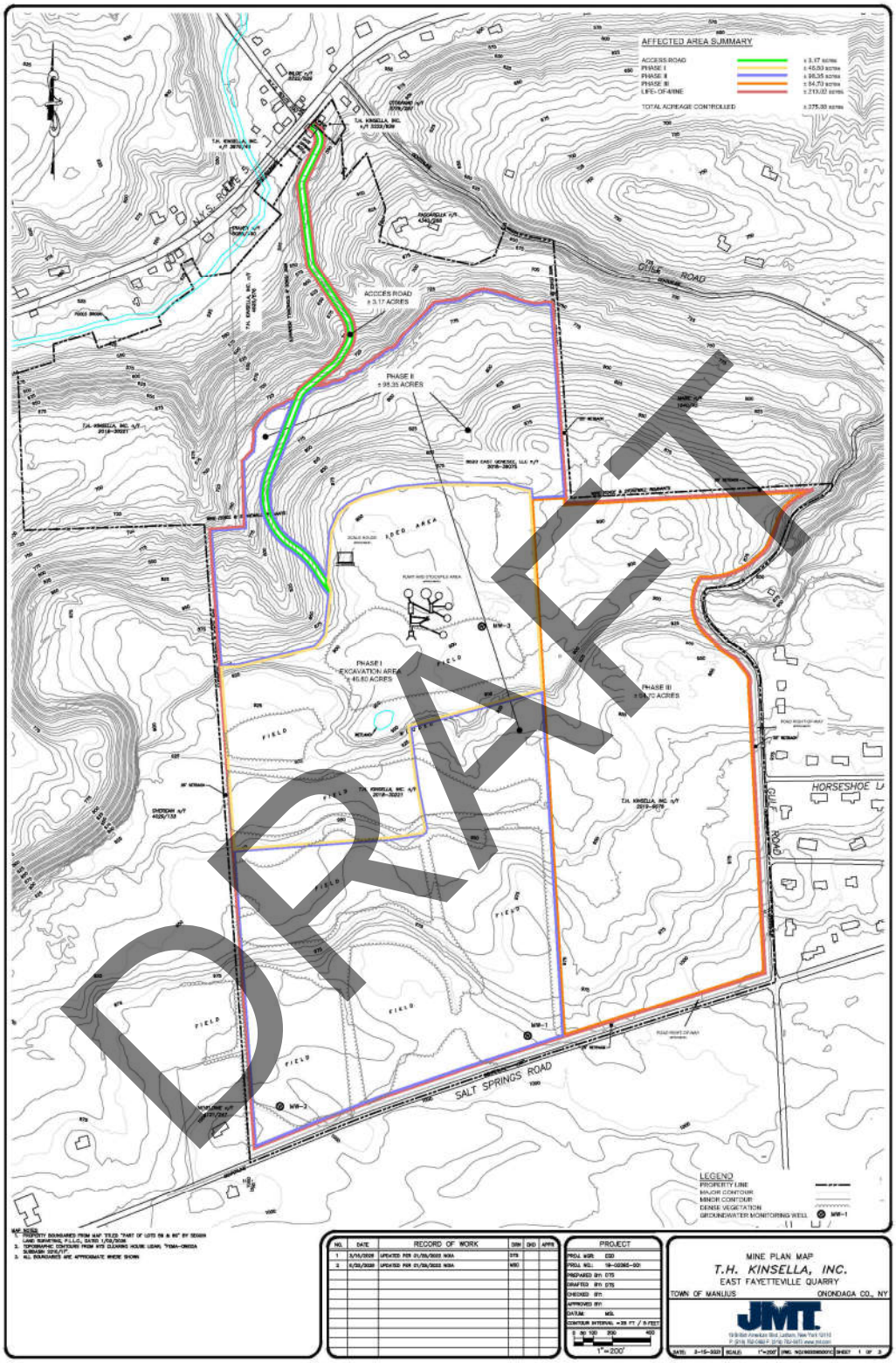
Summary:

the applicant is proposing a zone change on six parcels totaling 275.86 acres from Commercial District A (CA) and Residential Ag (RA) to Natural Resource Removal District (NRRD) to allow excavation and quarrying of stone





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AFFECTED AREA SUMMARY
ACCESS ROAD ± 3.17 ACRES
PHASE I ± 45.50 ACRES
PHASE II ± 95.35 ACRES
PHASE III ± 54.70 ACRES
LIFE-OF-MINE ± 219.02 ACRES
TOTAL ACREAGE CONTROLLED ± 375.30 ACRES
ACCESS ROAD ± 3.17 ACRES
PHASE II ± 95.35 ACRES
PHASE I EXCAVATION AREA ± 45.50 ACRES
PHASE III ± 54.70 ACRES
LOCO AREA
FIELD
CROSS ROAD
HORSESHOE ROAD
SALT SPRINGS ROAD
MW-1
MW-2
MW-3
LEGEND
PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR
DENSE VEGETATION
GROUNDWATER MONITORING WELL
RECORD OF WORK
PROJECT
MINE PLAN MAP
T.H. KINSELLA, INC.
EAST FAYETTEVILLE QUARRY
TOWN OF MANLIUS
ONONDAGA CO., NY
JMT

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STAFF REVIEW:

Past Board Reviews:	Zone change referral (Z-21-130) to place these six parcels in the Natural Resource Removal District (NRRD). The Board offered No Position with Comment, advising the Town to ensure access coordination with the NYS Department of Transportation (NYSDOT), to consider potential environmental impacts of the zone change, including the loss of valuable agricultural land, reduction in forest land, noise, traffic, and air quality impacts to surrounding properties, water quality impacts to any wetlands on site, Pools Brook, and the aquifer in this area, and to consider this location and what land uses the Town would like to see in this location.
Location:	The 275.86-acre site has frontage on East Genesee Street (NYS Route 5) to the north and Salt Springs Road to the south. Gulf Road, a local road, bounds part of the site to the east. The majority of the site contains undeveloped, wooded lands and farm fields. One of the parcels contains an active farm operation.
(cont'd):	Elevation of the site ranges from approximately 525 feet near Route 5 to 1,000 feet at Salt Springs Road. Per the Mine Plan Map dated 6/22/26, the northernmost portion of the site contains the steepest slopes and will remain undeveloped except for the construction of the access road.
Project Detail:	Per the referral materials, the applicant wishes to operate a mining operation, to be known as the East Fayetteville Quarry, on site. The mining operation will occur on 213.02 acres. Per the Mine Plan Map dated 6/22/26, excavation of the site will occur in three phases and affect 209 acres. A plant and stockpile area and scale house are shown in the Phase I excavation area (46.80 acres), at the center of the site. Phase II (98.35 acres) will be located to the north and south of Phase I, and Phase III (64.70 acres) will comprise the eastern portion of the site.
Access:	The quarry will be served by a new driveway onto NYS Route 5, which will align with NYS Route 290 and an existing traffic signal; the access road will affect 3.17 acres of the site. ADVISORY NOTE: The proposed driveway onto NYS Route 5 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/27/26, 213.02 acres of the site will be disturbed by the proposed project and stormwater ponds will be utilized for stormwater management. 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:	The Town states this proposal will be considered Type 1 action under SEQR. Per the Expanded Environmental Assessment, noise will stem primarily from "(1) the use of equipment to remove material from the active face; (2) transporting materials within the quarry using industry standard equipment; (3) subsequent processing of material on-site; (4) and Kinsella-owned and customer owned delivery trucks." Mitigation will include muffling equipment to meet MSHA standards, hours of operation will conform to daytime hours, "Stone processing facilities will be located at

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	progressively lower elevations within the mine site as mining progresses to optimize the orientation of mine faces in noise mitigation", and utilizing natural berms.
Other:	Sources of dust can include blasting, loading, transporting, and rock crushing but most dust is anticipated to settle on site. Mitigation for any fugitive dust will include utilizing perimeter vegetation to trap airborne dust, spraying down haulageways and access roads, trapping dust within berms, and a "water spray dust suppression system (misters)".
Drinking Water:	Per the EAF, a new individual well is proposed to serve the site with an anticipated usage of 20,000 gallons per day.
Wastewater:	There is no existing wastewater service to the site. Per the EAF no liquid waste is expected to be generated and no provisions are to be made for wastewater.
Waterbodies:	Pools Brook, a C(T) classification waterbody, crosses a front corner of the site. Current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to Pools Brook are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Wetlands:	GIS mapping shows there are possible NYS wetlands on site including an area in the northwest corner and along the boundaries of the site with frontage on Gulf Road. Per the Expanded Environmental Assessment prepared by JMT of New York, Inc dated 2/2021 and revised 8/2026, "There are no state-regulated wetlands on or adjacent to the East Fayetteville Quarry. A NYSDEC Parcel Jurisdictional Determination had previously identified potentially jurisdictional wetlands under the subsequently annulled NYSDEC freshwater wetlands regulations." The National Wetland Inventory (NWI) mapper shows a 0.16-acre wetland (PFO1E) within the mining area. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Plants/Animals:	A letter from US Fish and Wildlife Service dated 6/16/26, notes the site may have multiple threatened, endangered, or candidate species including the Indiana bat, Northern long-eared bat, tricolored bat, the Eastern massasauga, Green floater, Monarch butterfly, and the American hart's-tongue fern. 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.
Agriculture:	Surrounding 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.

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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).

The site is near the Mycenae Schoolhouse, which is listed on the National and State Registers of Historic Places.

A letter from a representative of the applicant to the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP), dated May 4, 2020, indicating additional information and surveys will be required for the project. Per the Expanded Environmental Assessment, Phase IA/IB cultural resource surveys will be conducted prior to any mining disturbances.

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.

Watersheds:

The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

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

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OCPB Case # Z-26-249

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Town Board at the request of Zachary Butler for the property located at 2464 Lamson Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area; and

WHEREAS, the applicant is proposing to construct three non-permanent campsites and a barn structure containing livestock, bathrooms and a shared kitchen on a 44.67-acre parcel in an Agricultural (A) zoning district and Major Highway Overlay; and

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

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

1. The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed well and septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

2. Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All delineated and confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

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

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

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

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

October 28, 2026

Case Number: Z-26-249
Type of Action: SITE PLAN
Applicant: Zachary Butler

RelatedCases: Z-26-250
Referring Board: Town of Lysander Town Board

Date Received: 10/2/2026
30-Day Deadline: 11/4/2026

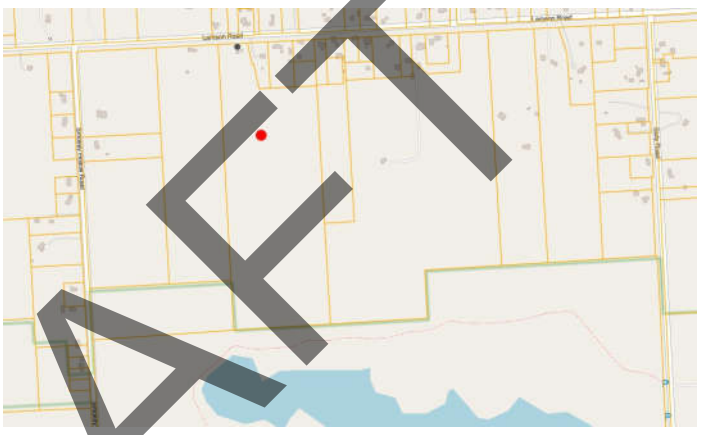
Located: at 2464 Lamson Road
Tax Map Id: 024.-02-03.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area

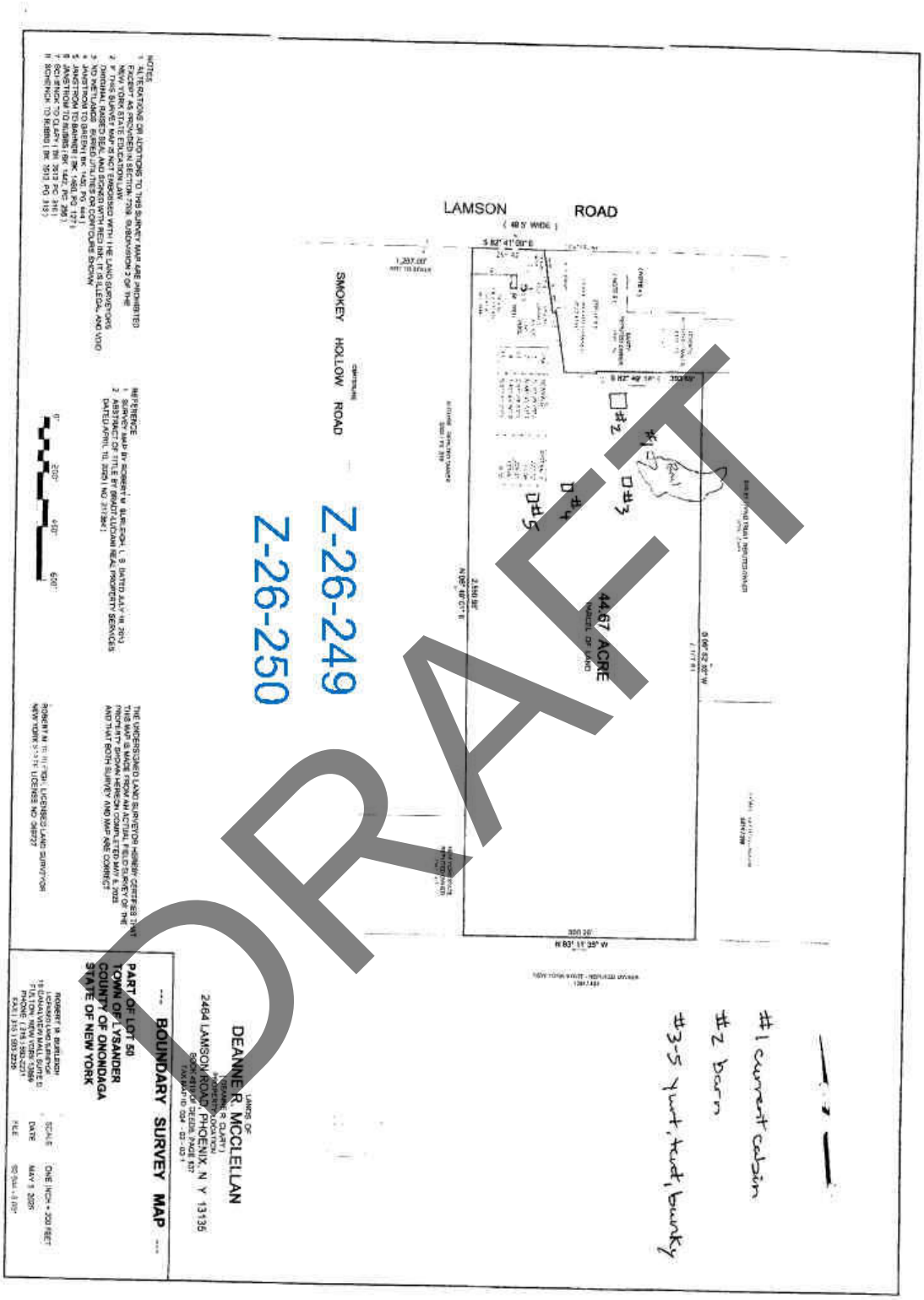
Summary:

the applicant is proposing to construct three non-permanent campsites and a barn structure containing livestock, bathrooms and a shared kitchen on a 44.67-acre parcel in an Agricultural (A) zoning district and Major Highway Overlay





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LAMSON ROAD
(49.5' WIDE)
SMOKEY HOLLOW ROAD
Z-26-249
Z-26-250
44.67 ACRE
PARCEL OF LAND
#1 current cabin
#2 barn
#3-5 tent, tent, bunky
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DEANNE R. MCCLELLAN
2464 LAMSON ROAD, PHOENIX, N Y 13135
BOUNDARY SURVEY MAP
PART OF LOT 50
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-250) to allow private recreational camping sites with a separate common area.
Location:	The site is a 44-acre residential parcel along the south side of Lamson Road (County Route 29) between its intersections with Smokey Hollow Road and Sixty Road. Per aerial imagery, the site contains a house and detached garage along the Lamson Road frontage with the remainder of the parcel containing woodlands and small waterbodies. The Three Rivers State Wildlife Management Area abuts the site to the south.
Proposed Site Layout:	Per the referral materials, the applicant is seeking to construct a camping area to be utilized exclusively for private use (family and guests). It is stated this operation would be non-commercial. The referral included a Boundary Survey Map dated 5/5/25 with hand-drawn markings indicating where buildings are existing or proposed. This plan shows existing structures along the road frontage and a cabin adjacent to a pond in the northeast corner of the site. The applicant is proposing construction of a barn and three camping structures (a 16'-diameter yurt, a 12' x 12' safari tent, and a 9' x 12' Bunkie) which are shown proximal to the existing cabin and pond. Per the referral materials, the barn will be 60' x 60' with the 1st floor to be utilized for livestock and the 2nd floor to contain bathrooms, a shared kitchen, and a common area. The yurt, tent, and Bunkie are all noted as "non-permanent". All structures appear to be proposed for the northern half of the subject parcel within the wooded area.
Access:	Aerial imagery shows an approximately 100' driveway leading to the existing house and garage with a turnaround and room for some parking along the driveway. Access to the proposed structures is not shown or described in the referral materials. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road must meet Department requirements.
Parking:	Any additional parking to be used by future campers is not shown.
Wetlands:	GIS mapping shows a federally regulated class C stream (stream 897-37.1 per EAF Mapper) with associated federal and state regulated wetlands crossing the property. Per GIS Mapping, the wetland areas appear to cover a majority of the wooded area of the site. It appears from the hand-drawn plan that the approximate area to contain the proposed tent, yurt, and bunkie may coincide with a state wetland. The existing cabin and barn may be located outside of the wetland area, but within the buffer. Wetland boundaries or buffers are not indicated on the plans. Per the Environmental Assessment Form (EAF) dated 9/2/26, "the southern property line borders Three Rivers Wildlife Management Area. Proposed permanent and non-permanent structures as located on the northern side of the property as per the attached survey." 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

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drainage of a state and/or federal wetland or 100-foot state wetland buffer.

Drinking Water: Per the referral notice, a new individual well is proposed to serve the new barn. The location of the proposed well is not indicated in the referral materials.

Wastewater: Per the EAF, a new individual "Onondaga County approved" septic system is proposed. The proposed septic tank or septic field locations are not indicated in the referral materials.

Plants/Animals: The site may contain the Frank's sedge, Bald eagle, Indiana bat, Pied-billed grebe, or Least bittern, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials it appears that some trees will be removed as part of the proposed project.

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

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

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OCPB Case # Z-26-250

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Lysander Zoning Board of Appeals at the request of Zachary Butler for the property located at 2464 Lamson Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area; and

WHEREAS, the applicant is requesting a special permit to construct three non-permanent campsites and a barn structure containing livestock, bathrooms and a shared kitchen on a 44.67-acre parcel in an Agricultural (A) zoning district with a Major Highway Overlay; and

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

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

1. The Onondaga County Health Department requires its Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed well and septic system to service this property prior to, or as a condition of, municipal approval of the special permit.

2. Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All delineated and confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

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

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

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

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

October 28, 2026

Case Number: Z-26-250
Type of Action: SPECIAL PERMIT
Applicant: Zachary Butler

Date Received: 10/2/2026
30-Day Deadline: 11/4/2026

RelatedCases: Z-26-249

Referring Board: Town of Lysander Zoning Board of Appeals

Located: at 2464 Lamson Road

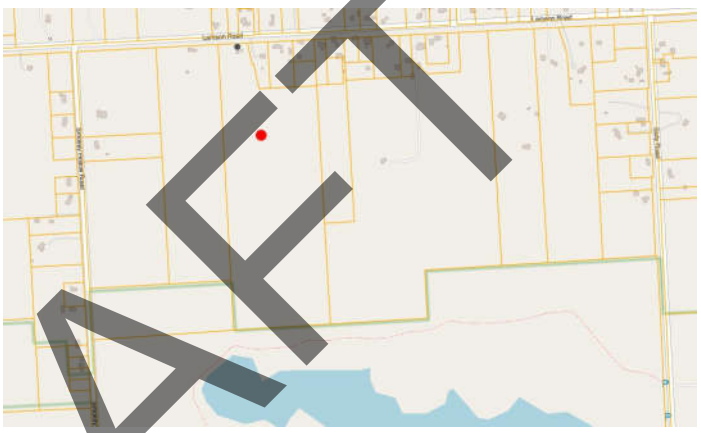
Tax Map Id: 024.-02-03.1

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 Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area

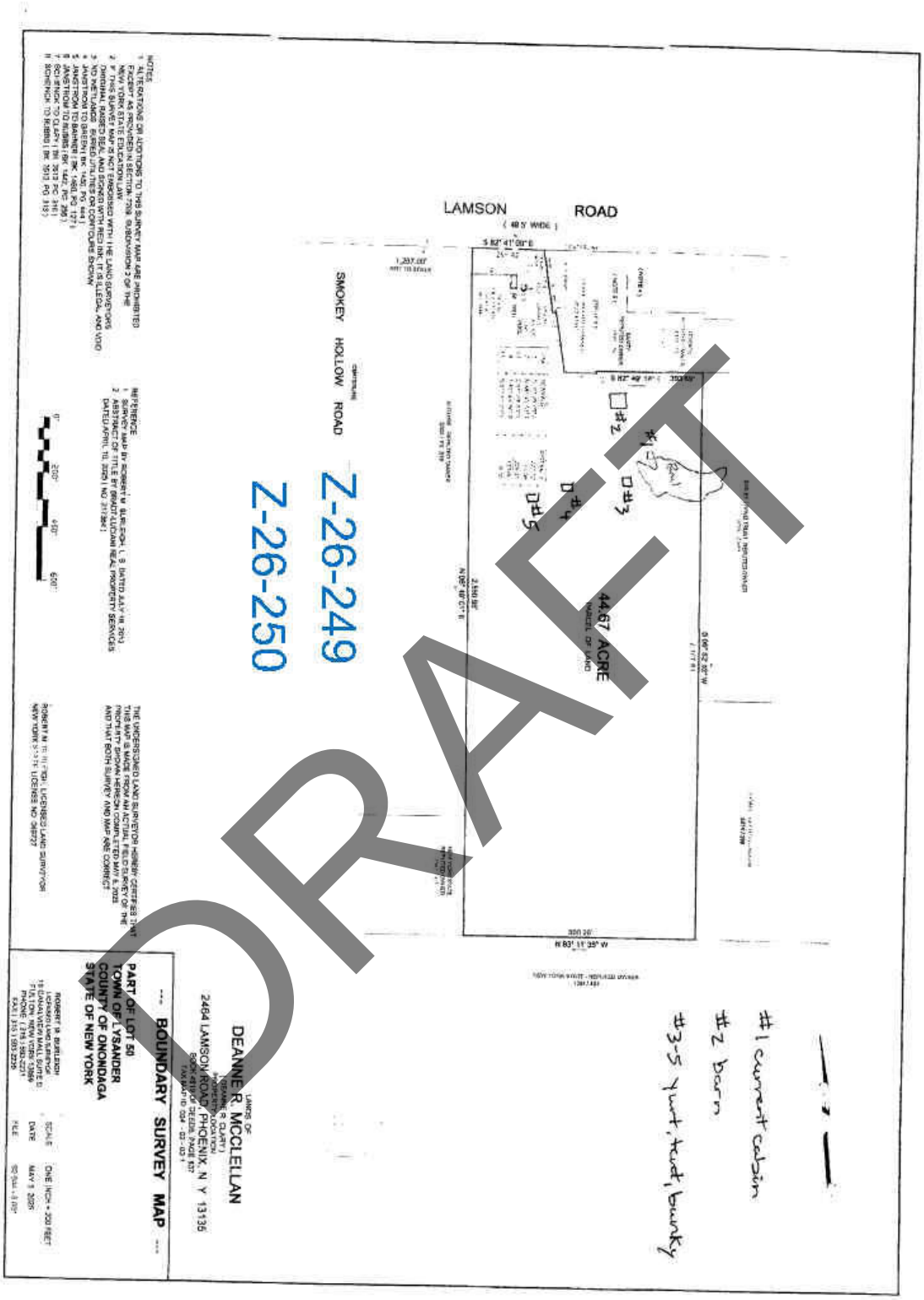
Summary:

the applicant is requesting a special permit to construct three non-permanent campsites and a barn structure containing livestock, bathrooms and a shared kitchen on a 44.67-acre parcel in an Agricultural (A) zoning district with a Major Highway Overlay





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LAMSON ROAD
(49.5' WIDE)
SMOKEY HOLLOW ROAD
Z-26-249
Z-26-250
44.67 ACRE
PARCEL OF LAND
#1 current cabin
#2 barn
#3-5 tent, tent, bunky
DEANNE R. MCCLELLAN
2464 LAMSON ROAD, PHOENIX, N Y 13135
BOUNDARY SURVEY MAP
PART OF LOT 50
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK
DRAFT

STAFF REVIEW:

Concurrent Reviews:	Site Plan referral (Z-26-249) to allow construction of individual campsites and multi-use barn.
Location:	The site is a 44-acre residential parcel along the south side of Lamson Road (County Route 29) between its intersections with Smokey Hollow Road and Sixty Road. Per aerial imagery, the site contains a house and detached garage along the Lamson Road frontage with the remainder of the parcel containing woodlands and small waterbodies. The Three Rivers State Wildlife Management Area abuts the site to the south.
Proposed Site Layout:	Per the referral materials, the applicant is seeking to construct a camping area to be utilized exclusively for private use (family and guests). It is stated this operation would be non-commercial. The referral included a Boundary Survey Map dated 5/5/25 with hand-drawn markings indicating where buildings are existing or proposed. This plan shows existing structures along the road frontage and a cabin adjacent to a pond in the northeast corner of the site. The applicant is proposing construction of a barn and three camping structures (a 16'-diameter yurt, a 12' x 12' safari tent, and a 9' x 12' Bunkie) which are shown proximal to the existing cabin and pond. Per the referral materials, the barn will be 60' x 60' with the 1st floor to be utilized for livestock and the 2nd floor to contain bathrooms, a shared kitchen, and a common area. The yurt, tent, and Bunkie are all noted as "non-permanent". All structures appear to be proposed for the northern half of the subject parcel within the wooded area.
Access:	Aerial imagery shows an approximately 100' driveway leading to the existing house and garage with a turnaround and room for some parking along the driveway. Access to the proposed structures is not shown or described in the referral materials. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road must meet Department requirements.
Parking:	Any additional parking to be used by future campers is not shown.
Wetlands:	GIS mapping shows a federally regulated class C stream (stream 897-37.1 per EAF Mapper) with associated federal and state regulated wetlands crossing the property. Per GIS Mapping, the wetland areas appear to cover a majority of the wooded area of the site. It appears from the hand-drawn plan that the approximate area to contain the proposed tent, yurt, and bunkie may coincide with a state wetland. The existing cabin and barn may be located outside of the wetland area, but within the buffer. Wetland boundaries or buffers are not indicated on the plans. Per the Environmental Assessment Form (EAF) dated 9/2/26, "the southern property line borders Three Rivers Wildlife Management Area. Proposed permanent and non-permanent structures as located on the northern side of the property as per the attached survey." 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

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drainage of a state and/or federal wetland or 100-foot state wetland buffer.

Drinking Water: Per the referral notice, a new individual well is proposed to serve the new barn. The location of the proposed well is not indicated in the referral materials.

Wastewater: Per the EAF, a new individual "Onondaga County approved" septic system is proposed. The proposed septic tank or septic field locations are not indicated in the referral materials.

Plants/Animals: The site may contain the Frank's sedge, Bald eagle, Indiana bat, Pied-billed grebe, or Least bittern, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials it appears that some trees will be removed as part of the proposed project.

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

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

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OCPB Case # Z-26-251

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Tocco Villaggio III, LLC for the property located at 5533 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant proposes to construct a daycare facility with a playgound, parking and site improvements on a 8.4-acre parcel in a General Commercial (GC) zoning district; and

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

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

1. The NYS DOT advises that any additional buildout of the subject site will be subject to the submission of traffic impact study for the full build of the Tocco Villagio community. The municipality will be required to ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Town and developer are encouraged to consider the mixed-use community within which this facility is to occur, with approximately 700 housing units to be within easy walking distance of the proposed building. Incorporation of high-quality pedestrian infrastructure connecting all uses within the greater Tocco Villagio development are encouraged. Shared parking, access and planning for a mix of uses and amenities within this block of land should be part of current and future planning and site plan review.

Coordination with the NYS DOT and CENTRO regarding future bicycle, pedestrian and transit use along the Route 31 corridor, as well as high-quality crosswalk infrastructure to connect this community with neighborhoods and businesses south of Route 31 is also recommended as part of the greater Tocco Villagio buildout. a whole.

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

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

Case Number: Z-26-251
Type of Action: SITE PLAN
Applicant: Tocco Villaggio III, LLC

RelatedCases: Z-26-252
Referring Board: Town of Cicero Planning Board

Date Received: 9/16/2026
30-Day Deadline: 11/4/2026

Located: at 5533 State Route 31

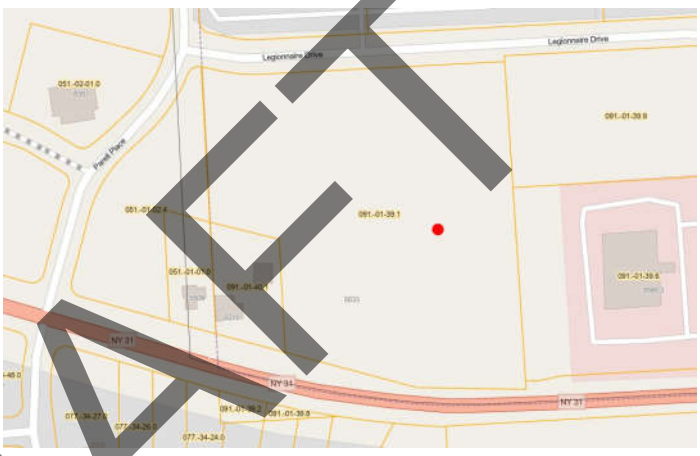
Tax Map Id: 091.-01-39.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay

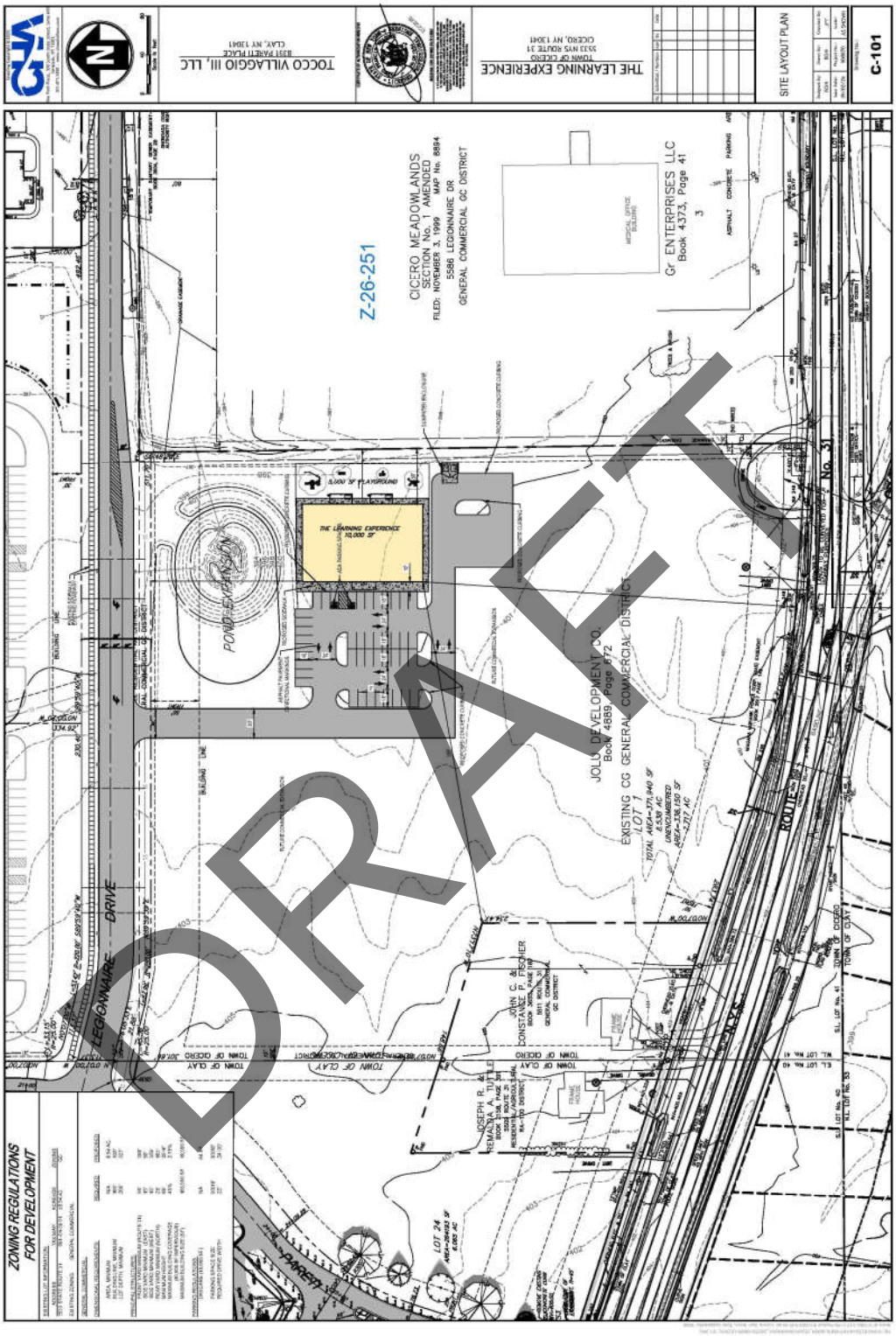
Summary:

the applicant proposes to construct a daycare facility with a playgound, parking and site improvements on a 8.4-acre parcel in a General Commercial (GC) zoning district





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C-101
SITE LAYOUT PLAN
THE LEARNING EXPERIENCE
TOCCO VILLAGGIO III, LLC
Z-26-251
CICERO MEADOWLANDS
SECTION No. 1 AMENDED
FILED: NOVEMBER 3, 1999 MAP No. 6894
5586 LEGIONNAIRE DR
GENERAL COMMERCIAL GC DISTRICT
Gr ENTERPRISES LLC
Book 4373, Page 41
JOLLY DEVELOPMENT CO.
Book 4689, Page 372
EXISTING GC GENERAL COMMERCIAL DISTRICT
LOT 1
LEGIONNAIRE DRIVE
POND EXCAVATION
ROUTE 31
ZONING REGULATIONS FOR DEVELOPMENT
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STAFF REVIEW:

Past Board Reviews:

There have been multiple referrals regarding the Tocco Villaggio Planned Development District which occurs in both the Towns of Clay and Cicero:

Clay referrals:
·Zone change referral (Z-10-9) to PDD, a subdivision referral (S-12-41) to create 24 residential lots.
·Site plan referrals (Z-12-207 and Z-15-227) to develop the 24 lots. The Board recommended Disapproval of the site plan referrals, encouraging the Town to adopt a comprehensive, well planned approach to development in the NYS Route 31 corridor that includes sewer and transportation infrastructure, and education facilities, and that incorporates the Town of Clay Northern Land Use Study, the Clay-Cicero Route 31 Transportation Study, and Traditional Neighborhood Development Design Guidelines and [form-based] Codes from the Onondaga County Settlement Plan.
·Site plan referral (Z-25-301) for the construction of this proposed 10,000 sf daycare facility. This referral was Withdrawn by the Town.

Cicero referrals:
·Subdivision referral (S-12-95) to subdivide 10 lots.
·Zone change and site plan referrals (Z-13-47, Z-13-48) to construct apartment buildings and condominiums totaling 144 dwelling units.
·Subdivision referral (S-17-6) to create 2 lots to allow construction of two apartment buildings.
·Site plan referrals (Z-18-223 and Z-18-297) to construct a car wash facility and necessary site infrastructure with comments encouraging the Town to examine opportunities for vehicle and pedestrian connections between the proposed and future commercial developments, for shared parking and stormwater management facilities, encouraging the reduction in impervious surface, increase in landscaping to improve in stormwater management on the site, and provide buffering for nearby residential uses.

Concurrent Reviews:

Zone change referral (Z-26-251) to update the Tocco Villagio Planned Development District (PDD) plan for the portion of the development located within the Town of Clay, and to include an additional 1.8 acre parcel.

With agreement from the Towns of Cicero and Clay, OCPB review of the two concurrent referrals for Tocco Villagio projects were extended, so that a coordination meeting could take place to discuss the overall development plan. Representatives of the two towns, applicant, and Onondaga County met on October 1, 2026, to present and discuss details of the proposed development plans and related coordination items.

Location:

The site is located on the north side of NYS Route 31, at the western side of the Town, adjacent to its boundary with the Town of Clay, in a transitional area with a mix of residential, commercial, agricultural, and wooded land uses.

The Tocco Villagio development is notably located directly southeast of the new Micron Semiconductor campus.

Within the Tocco Villagio development are four apartment buildings, north of the subject parcel, in the Town of Cicero. A similar expansion is proposed for the Clay-side of the development with multiple commercial buildings to be constructed near

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the NYS Route 31 frontage with apartment buildings to be constructed to the rear (north).

Proposed Site Layout:

The site is an 8.4-acre vacant parcel located between Legionnaire Drive, a local road, and NYS Route 31 with frontage on both roads.

Per the Site Layout Plan dated 9/2/26, the applicant is proposing a 10,000 sf daycare for a maximum of 144 students to be constructed in the center of the block of GC-zoned parcels. A 30'-wide driveway will be extended from Legionnaire Drive, providing access to the 44-space parking lot at the front of the daycare building. A 5,000 sf playground, presumably fenced in, will be constructed to the rear of the daycare building. The playground will be set back 16' from the eastern site boundary.

The western and southern portions of the subject parcel are to be left vacant and set aside for Future Commercial Expansion.

Access:

A full-access driveway to Legionnaire Drive, a local road, is proposed.

NYS Department of Transportation (NYSDOT) is currently developing plans for modification of the NYS Route 31 corridor, which may include the addition of travel lanes as well as bicycle, pedestrian, and transit accommodations which may impact this parcel.

ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to NYS Route 31 will be permitted.

Landscaping:

Per the Landscaping Plan dated 9/2/26, trees will be installed adjacent to the driveway and in and around the parking lot. No landscaping is depicted between the playground and the adjacent parcel.

Stormwater:

Per the Environmental Assessment Form (EAF) dated 9/1/26, 2.48 acres of the site will be disturbed by the proposed project. An existing stormwater pond is located in the northeast corner of the site and will be expanded.

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, a new connection to public drinking water is proposed to serve the daycare. Per the Utility Plan dated 9/2/26, the applicant proposes to extend drinking water service from the opposite side of Legionnaire Drive.

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

Wastewater:

Per the referral notice, a new connection to public sewers is proposed to serve the daycare. Per the Utility Plan, the applicant proposes to access sewers on Legionnaire Drive. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas.

Per the Onondaga County Department of Water Environment Protection (WEP), the applicant has applied for but has not received Capacity Assurance for the full

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buildout of Tocco Villagio at this time.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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.

Bike/Ped/Transit: Per aerial imagery, there are sidewalks on the opposite side of Legionnaire Drive from the site and on a portion of the southern side of NYS Route 31, opposite from the site.

Additional or proposed sidewalks or crosswalks are not depicted on the plans.

Per the Central New York Regional Transportation Authority (CENTRO), the intersection of US Route 11 has public transit service and the closest bus stop is at the intersection of US Route 11 and NYS Route 31, approximately 1 mile from the site.

Given the Micron development and related anticipated development, including the Tocco Villagio mixed-use buildout, transit service to this site may be available in the future.

Easements: Per the Site Layout Plan, there is a 10'-wide drainage easement located along the eastern parcel boundary. No proposed structures are shown within that easement.

There is a 15'-wide Niagara Mohawk Power Corp gas easement located along a portion of the NYS Route 31 frontage. No development is currently proposed for this area.

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

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

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OCPB Case # Z-26-252

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Tocco Villagio III, LLC for the property located at State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing a zone change to amend the Tocco Villagio Planned Development District plan, to reflect a revised buildout and include an additional Residential Agricultural (RA)-zoned parcel.; and

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

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

1. The Town and applicant are advised to coordinate with infrastructure providers regarding evolving capital projects and access to public infrastructure, including water, sewer, and the Route 31 corridor. Specifically, the Town/applicant are advised to consult with OCWA and the Onondaga County Department of Water Environment Protection regarding the issuance of respective capacity assurances for full buildout, as part of the current review process.

The NYS DOT advises that any additional buildout of the subject site will be subject to the submission of a traffic impact study for the full build of the Tocco Villagio community. The municipality will be required to ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

Coordination with the NYS DOT and CENTRO regarding any necessary setbacks, future bicycle, pedestrian and transit use along the Route 31 corridor, as well as high-quality crosswalk infrastructure to connect this community with neighborhoods and businesses south of Route 31 is also recommended as part of the greater Tocco Villagio buildout.

2. The Town and developer are encouraged to continue to consider additional opportunities to fully integrate and maximize land use and open space within the Tocco Villagio community , and incorporate Town Center elements into the proposed development, to create a unique destination for residents, visitors and the community. Elements include attached, mixed-use commercial buildings arranged in a walkable environment, with shared parking at the periphery of the site, walkable access

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from Route 31 and easy connectivity between activity areas on site and nearby destinations, and features that add to the sense of place and community identity.

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

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Case Number: Z-26-252
Type of Action: ZONE CHANGE
Applicant: Tocco Villagio III, LLC

RelatedCases: Z-26-251
Referring Board: Town of Clay Town Board

Date Received: 9/16/2026
30-Day Deadline: 11/4/2026

Located: at State Route 31

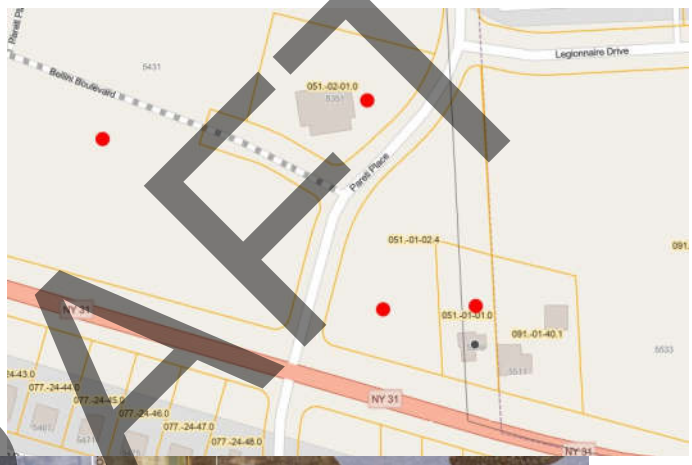
Tax Map Id: 051.-01-01.0; 051.-01-02.4; 05

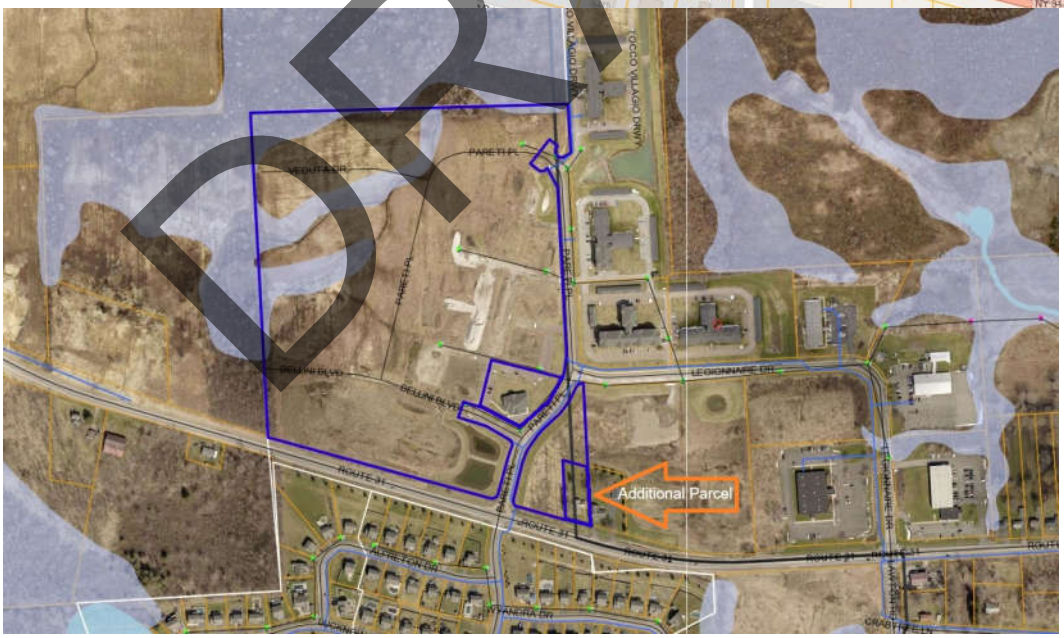
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay

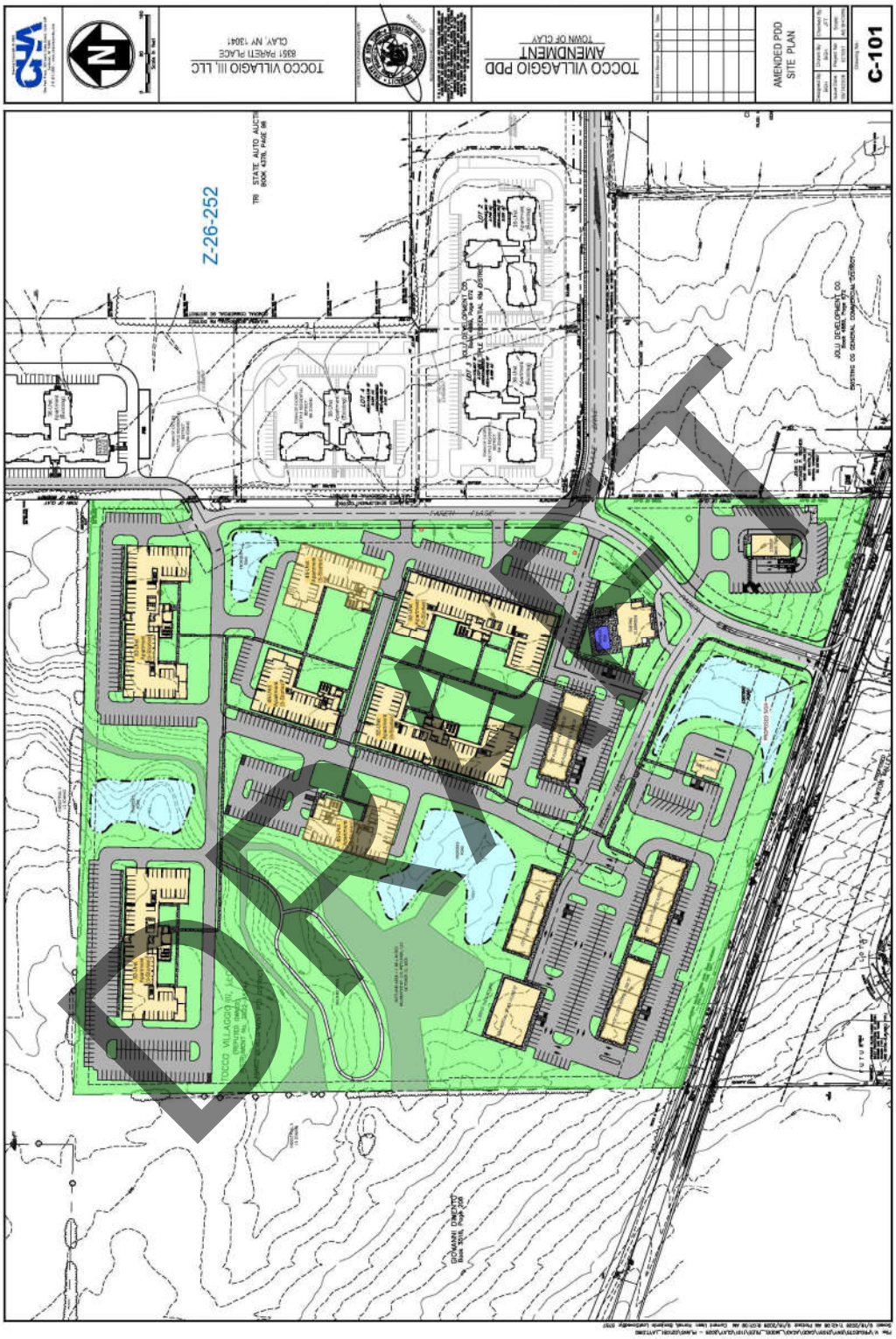
Summary:

the applicant is proposing a zone change to amend the Tocco Villagio Planned Development District plan, to reflect a revised buildout and include an additional Residential Agricultural (RA)-zoned parcel.





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TOCCO VILLAGIO III, LLC
8351 PARETI PLACE
CLAY, NY 13041
TOCCO VILLAGIO PDD
AMENDMENT
TOWN OF CLAY
AMENDED PDD
SITE PLAN
C-101
Z-26-252
DRAFT

STAFF REVIEW:

Past Board Reviews:

There have been multiple referrals regarding the Tocco Villaggio Planned Development District which occurs in both the Towns of Clay and Cicero:

Clay referrals:
·Zone change referral (Z-10-9) to PDD, a subdivision referral (S-12-41) to create 24 residential lots.
·Site plan referrals (Z-12-207 and Z-15-227) to develop the 24 lots. The Board recommended Disapproval of the site plan referrals, encouraging the Town to adopt a comprehensive, well planned approach to development in the NYS Route 31 corridor that includes sewer and transportation infrastructure, and education facilities, and that incorporates the Town of Clay Northern Land Use Study, the Clay-Cicero Route 31 Transportation Study, and Traditional Neighborhood Development Design Guidelines and [form-based] Codes from the Onondaga County Settlement Plan.
·Site plan referral (Z-25-301) for the construction of this proposed 10,000 sf daycare facility. This referral was Withdrawn by the Town.

Cicero referrals:
·Subdivision referral (S-12-95) to subdivide 10 lots.
·Zone change and site plan referrals (Z-13-47, Z-13-48) to construct apartment buildings and condominiums totaling 144 dwelling units.
·Subdivision referral (S-17-6) to create 2 lots to allow construction of two apartment buildings.
·Site plan referrals (Z-18-223 and Z-18-297) to construct a car wash facility and necessary site infrastructure with comments encouraging the Town to examine opportunities for vehicle and pedestrian connections between the proposed and future commercial developments, for shared parking and stormwater management facilities, encouraging the reduction in impervious surface, increase in landscaping to improve in stormwater management on the site, and provide buffering for nearby residential uses.

Concurrent Reviews:

Site Plan referral (Z-26-252) within the Town of Cicero portion of the Tocco Villagio development to construct a 10,000 sf daycare facility.

With agreement from the Towns of Cicero and Clay, OCPB review of the two concurrent referrals for Tocco Villagio projects were extended, so that a coordination meeting could take place to discuss the overall development plan. Representatives of the two towns, applicant, and Onondaga County met on October 1, 2026, to present and discuss details of the proposed development plans and related coordination items.

Location:

The site is located on the north side of NYS Route 31, at the eastern side of the Town, adjacent to its boundary with the Town of Cicero, in a transitional area with a mix of residential, commercial, agricultural, and wooded land uses.

The Tocco Villagio development is notably located directly southeast of the new Micron Semiconductor campus.

Within the Town of Cicero, the Tocco Villagio development consists of four apartment buildings to the rear (north) of proposed commercial uses to be located near NYS Route 31.

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Proposed Site Layout: The existing Clay portion of Tocco Villagio includes 40.06 acres within the Planned Development District, west of Pareti Place, and a former residential parcel between Pareti Place and the Town boundary. The referred changes to the PDD include incorporating both the existing parcel east of Pareti Place along with an additional parcel in this location into the PDD.

Per the Tocco Villagio PDD Amended Project Plan dated 9/14/26, the applicant seeks to alter the plan to allow an increase in residential density to better serve the increase in development expected in this location. Existing approvals allow for 48 townhouses, 208 apartments, 24,000 sf of commercial space. The Amended Plan will allow 512 apartments and a maximum of 70,000 sf of commercial/retail space. No townhouses are depicted in the referral materials.

The apartment building area will contain four "C"-shaped 5-story buildings, each containing 92 dwelling units (DUs), totaling 368 DUs. These buildings will contain 28 one-bedroom units and 64 two-bedroom units. Three "L"-shaped 5-story buildings are also proposed, containing 48 DUs each, totaling 144 DUs, and to contain 20 one-bedroom DUs and 28 two-bedroom DUs. The total for all apartment buildings will be 512 DUs.

It is noted that necessary maintenance associated with the apartment building-area including maintenance of common spaces such as first floor parking, open green spaces, courtyard, mowing, landscaping, and snow removal will be the responsibility of the owner, Tocco Villaggio III, LLC. Roads will be privately owned with exception of portions of Pareti Place.

It's noted that bulk requirements for the PDD generally conform to Town zoning designations Residential-Apartments (R-APT) and Neighborhood Commercial (NC-1). Proposed deviations from these requirements for the Amended PDD Plan include residential changes: reducing the front yard setback from 35' to 30', reduce side yard setbacks to 20' on one side, 60' total, and reducing the average minimum density from 5,000 sf per DU to 1,400 sf per DU to allow 512 DU's. Commercial zoning changes are to allow a 70,000 sf maximum floor area from the 15,000 sf permitted in the NC-1 district. The change is necessary as all of the commercial will be located on one lot.

(cont'd): Per the Amended PDD Site Plan dated 9/14/26, the commercial area will be located along the NYS Route 31 frontage including a 3,700 sf commercial space with drive thru east of Pareti Place and multiple commercial areas west of Pareti Place including multiple office buildings, a 10,000 sf commercial space, and a 2,200 sf bank. A previously proposed daycare building is now listed as "commercial", but the proposed 5,000 sf playground is still depicted on the plans. (The daycare is now proposed for the Cicero side of the Tocco Villagio development.) An existing clubhouse with proposed pool are located along the Pareti Place frontage. The proposed apartment buildings are to be separate from and behind the commercial area.

Proposed plantings or landscaping are not detailed on the Amended PDD Site Plan.

Access: All access to the PDD will come from Pareti Place, a local road. No direct access to NYS Route 31 is depicted.

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NYS Department of Transportation (NYSDOT) is currently developing plans for modification of the NYS Route 31 corridor, which may include the addition of travel lanes as well as bicycle, pedestrian, and transit accommodations which may impact this parcel.

ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to Route 31 will be permitted.

Parking: The Amended Plan proposes 4 parking spaces per 1,000 sf of commercial space, anticipating the ability to share parking amongst the 70,000 sf of proposed commercial space.

Footprints for the proposed buildings show garage parking will be located on the ground floor of both apartment building types with 64-garage spots to be located in the "C"-shaped buildings and 32 spaces to be located on the ground floor of the "L"-shaped buildings. Residential parking will offer 640 total parking spaces for the 512 DUs, creating a 1.25 parking spaces per DU ratio.

Wetlands: GIS mapping shows multiple areas in the northwest portion of the site may contain state wetlands and/or the 100-foot state wetland buffer. Per the Existing Site Survey dated 9/14/28, a 1.88-acre wetland area was delineated by SJL Wetlands LLC on 10/12/25. Per the Amended Site Plan, most of the wetland will be green space. It appears the rear access road, the walking trail, and possibly a proposed 5,000 sf playground may encroach into the wetland.

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

Bike/Ped/Transit: Approximately 21.7 acres of 53% of the site will consist of green space including lawn, landscaping, stormwater areas, trails, and parking islands

Sidewalks are shown connecting the apartment buildings, crossing green spaces between the buildings, and connecting to every commercial building, except the building located on the east side of Pareti Place.

A pond proposed for the middle of the site will be adjacent to the wetland area and combined will be a substantial green space with a proposed walking trail.

Per the Central New York Regional Transportation Authority (CENTRO), the intersection of US Route 11 has public transit service and the closest bus stop is at the intersection of US Route 11 and NYS Route 31, approximately 1 mile from the site.

Given the Micron development and related anticipated development, including the Tocco Villagio mixed-use buildout, transit service to this site may be available in the future.

Stormwater: Per the Environmental Assessment Form (EAF) dated 9/14/26, 28.0 acres of the site will be disturbed by the proposed project. Per the Amended PDD Site Plan, three proposed ponds are shown in addition to an existing pond along the NYS Route 31 frontage. Per the EAF, 18.97 acres of impervious surface will result from the development, leaving 21.65 acres of permeable surface.

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The PDD Amended Plan details many practices that will be utilized on site to reduce stormwater and improve stormwater quality including porous pavement in the parking area, permeable walkways and trail ways, rain gardens, vegetated swales, and native landscaping.

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.

Easements:

Per the Existing Site Survey dated 9/14/26, multiple easements occur within the PDD area:
·A 10'-wide Niagara Mohawk Power Corp. (gas) easement is shown along the NYS Route 31 frontage.
·A sanitary sewer easement is located along the Pareti Place frontage near the Clubhouse.
·20'-wide sanitary sewer easements are shown in the locations of proposed or existing internal roadways.
·An Onondaga County Water Authority Easement (OCWA) is shown along Pareti Place.
·A temporary Drainage Easement is depicted in the location of and existing stormwater pond.

Drinking Water:

Per the referral notice, new connections to public drinking water are proposed to serve the development. Per the EAF, the development is anticipated to utilize 100,995 gallons of drinking water per day. GIS Mapping depicts OCWA lines are located along Pareti Place.

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

Wastewater:

Per the referral notice, new connections to public sewers are proposed to serve the development. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas.

Per the Onondaga County Department of Water Environment Protection (WEP), the applicant has applied for but has not received Capacity Assurance for the full buildout of Tocco Villagio at this time.

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

Municipal

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body

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

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

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OCPB Case # Z-26-254

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Craftsman Realty, Inc for the property located at 7253 1/2 Oswego Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (Route 91), a county road, and the NYS Thruway (Route 90), a state road.; and

WHEREAS, the applicant is proposing a zone change on a 20.1-acre parcel from One Family Residential (R-1) and Planned Commercial (C-3) to One and Two Family Residential (R-3) to allow for housing development; and

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

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

Given the significant environmental constraints on the site, the Town is encouraged to require plans verifying the general viability of each of the proposed lots prior to zone change approval. Information of importance includes specific limits of floodplain, floodway, and delineated NYS and federal wetland and applicable buffer areas, applicable structural setbacks, and stormwater management details.

The Town may also wish to consider limiting the area of the subject zone change to only those areas where development be allowed by the Town.

The Board also offers the following regarding future phases of the development process:

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

2. The New York State Thruway Authority (NYSTA) requires a drainage and grading plan be provided to the NYSTA for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

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3. Responsibility for access, ownership, and maintenance of the stormwater management Area should be clearly established and funded prior to, or as a condition of, municipal approval of the subdivision.

4. The Town and applicant are encouraged to consider alternative ownership/stewardship opportunities for remaining sensitive lands.

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

DRAFT

Case Number: Z-26-254
Type of Action: ZONE CHANGE
Applicant: Craftsman Realty, Inc

RelatedCases:

Referring Board: Town of Salina Town Board

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

Located: at 7253 1/2 Oswego Road

Tax Map Id: 019.-02-03.1

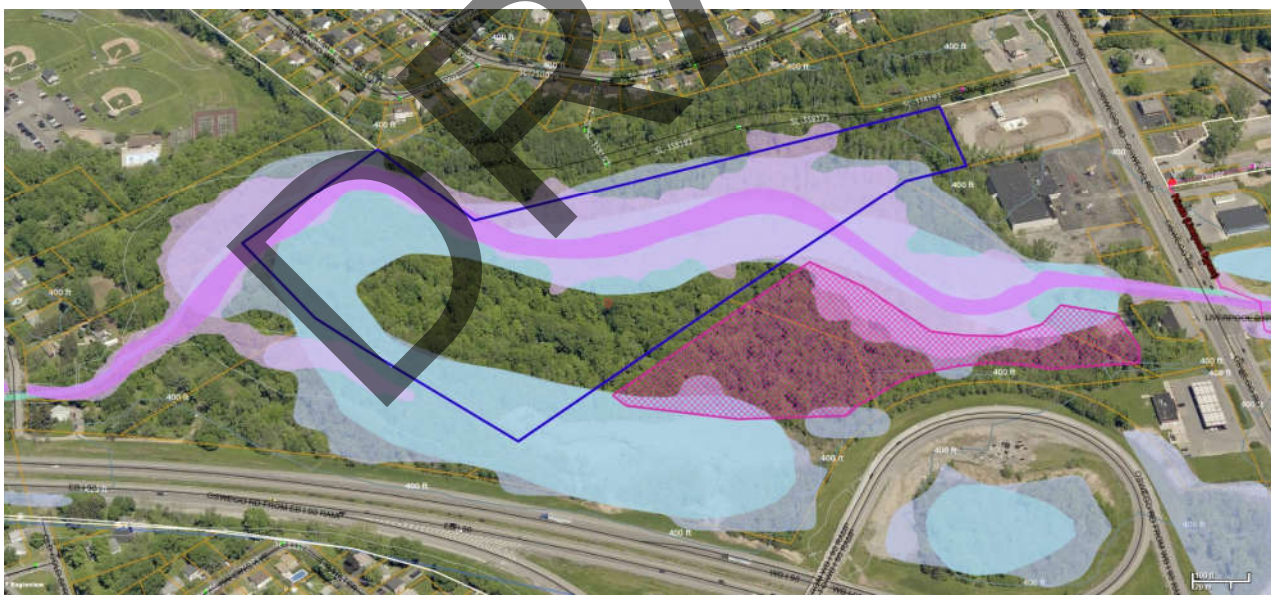
JURISDICTION:

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 91), a county road, and the NYS Thruway (Route 90), a state road.

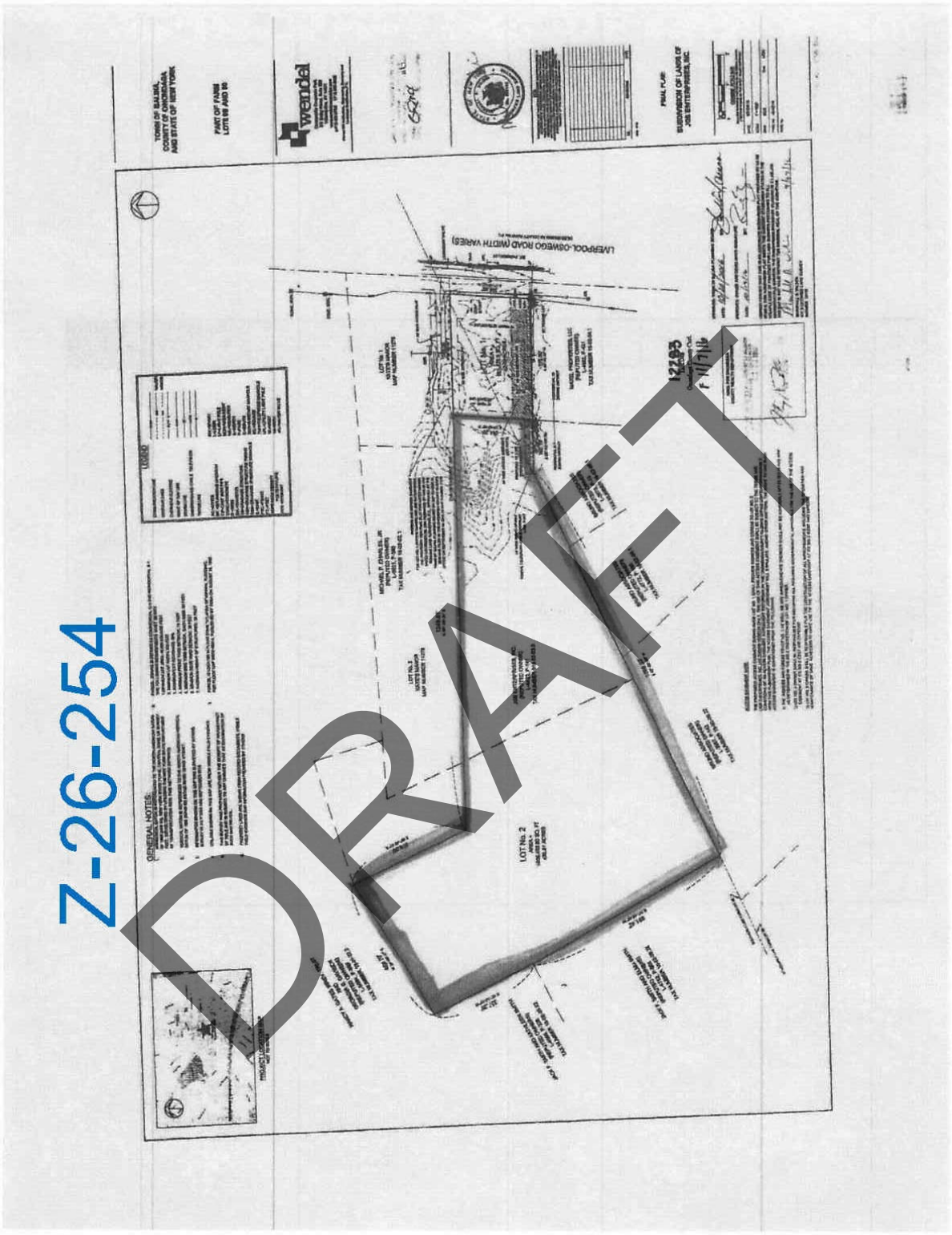
Summary:

the applicant is proposing a zone change on a 20.1-acre parcel from One Family Residential (R-1) and Planned Commercial (C-3) to One and Two Family Residential (R-3) to allow for housing development





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Z-26-254
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STAFF REVIEW:

Past Board Reviews:	The Board has reviewed previous cases for/regarding the Glen View residential subdivision (S-24-29, Z-24-295, S-25-32, S-26-9) on the adjacent parcel to the north. The Board noted potential impacts related to the floodway, floodplain, and wetlands associated with Sawmill Creek negatively impacting the buildable areas for those proposed residential lots.
Location:	The site is located west of Oswego Road (County Route 91) and north of the NYS Thruway in an area characterized by a mix of commercial uses along main roads and residential neighborhoods. Per aerial imagery, the site is vacant, landlocked, and contains Sawmill Creek which crosses the length of the site.
Proposed Zoning:	The applicant is seeking an R-3 (One- and Two-Family Residential District) zoning designation to allow construction of single-family and two-family housing on site. Further details regarding any proposed future development like quantity of dwelling units, placement, or mitigation for the environmentally sensitive areas around Sawmill Creek were not provided.
(cont'd):	Per the Town Code, the intent of R-3 is to "to provide areas which permit one- and two-family dwellings on existing smaller-sized lots and at a greater density than permitted in other one- and two-family districts". Uses allowed in R-3 include one-family and two-family dwellings, one-family townhouse development, family day-care home, and group-family day-care homes along with special permitted uses included schools, churches, cemeteries, transitional parking areas, and utility service facilities.
Proposed Site Layout:	A scanned copy of the Glen View Subdivision Phase III Subdivision Plan (date and details illegible) was included with the referral. This plan shows the adjacent Glen View subdivision, and the proposed new lots along Arabica Lane showing an additional 13 lots to be constructed on the eastern side of Arabica Lane near its connection to Oswego Road with seven of the proposed thirteen lots appear to be partially or wholly located on this site. Glen View Subdivision: Phase 1: 15 Lots and a stormwater management area along Arabica Lane. Phase 2: Lots 10-33 (23 lots) on an extension of Arabica Lane around a cul-de-sac. The Phase 3 Plan appears to include 13 new lots on the remaining lands along Arabica Lane with this referral for a zone change related to 7 of the 13 lots. Development appears to be limited to the corner of the site least encumbered with possible wetlands and floodplain, but it is unclear whether the lots fully avoid these areas.
Wetlands:	GIS mapping shows riverine federal wetlands associated with Sawmill Creek crossing the site west to east with both federal and NYS wetlands occurring along the southern boundary of the site. Per GIS mapping, proposed lots 1 through 8 may encroach into NYS wetlands. The Glen View Subdivision Phase III Plan may depict wetland or floodplain

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boundaries, but those details were not legible in the referred copy. The most recent referral regarding the adjacent Glen View Subdivision did not include NYS wetlands or buffers on the plans.

Floodplain/Floodway: Current FEMA Flood Insurance Rate Maps (FIRM) indicate the portion of the site containing Sawmill Creek is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. Additionally, the site contains the floodway for Sawmill Creek, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged.

Per GIS mapping, proposed lots 1 through 8 along with a proposed stormwater basin may encroach into NYS wetlands.

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

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

Wastewater: A new connection to the public sewers is proposed, presumably from Arabica Lane. The site is located in Wetzel Road Wastewater Treatment Plant service area. The adjacent Glen View Subdivision has extended public sewer infrastructure into that site from the adjacent residential development to the north.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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.

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

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.

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

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OCPB Case # Z-26-256

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Emily Stewart (SRS Distribution) for the property located at 6713 Pickard Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Town Line Road, a county road, and the municipal boundary between the Town of DeWitt and the Town of Salina; and

WHEREAS, the applicant is proposing to remodel an existing distribution facility with installing a modular ramp, replacing existing exterior lighting and adding new signage on a 5.2-acre parcel in an Industrial (IND) zoning district; and

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

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

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

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ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

October 28, 2026

Case Number: Z-26-256
Type of Action: SITE PLAN
Applicant: Emily Stewart (SRS Distri

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Date Received: 10/15/2026
30-Day Deadline: 11/14/2026

Located: at 6713 Pickard Drive

Tax Map Id: 022.-01-19.2

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Town Line Road, a county road, and the municipal boundary between the Town of DeWitt and the Town of Salina

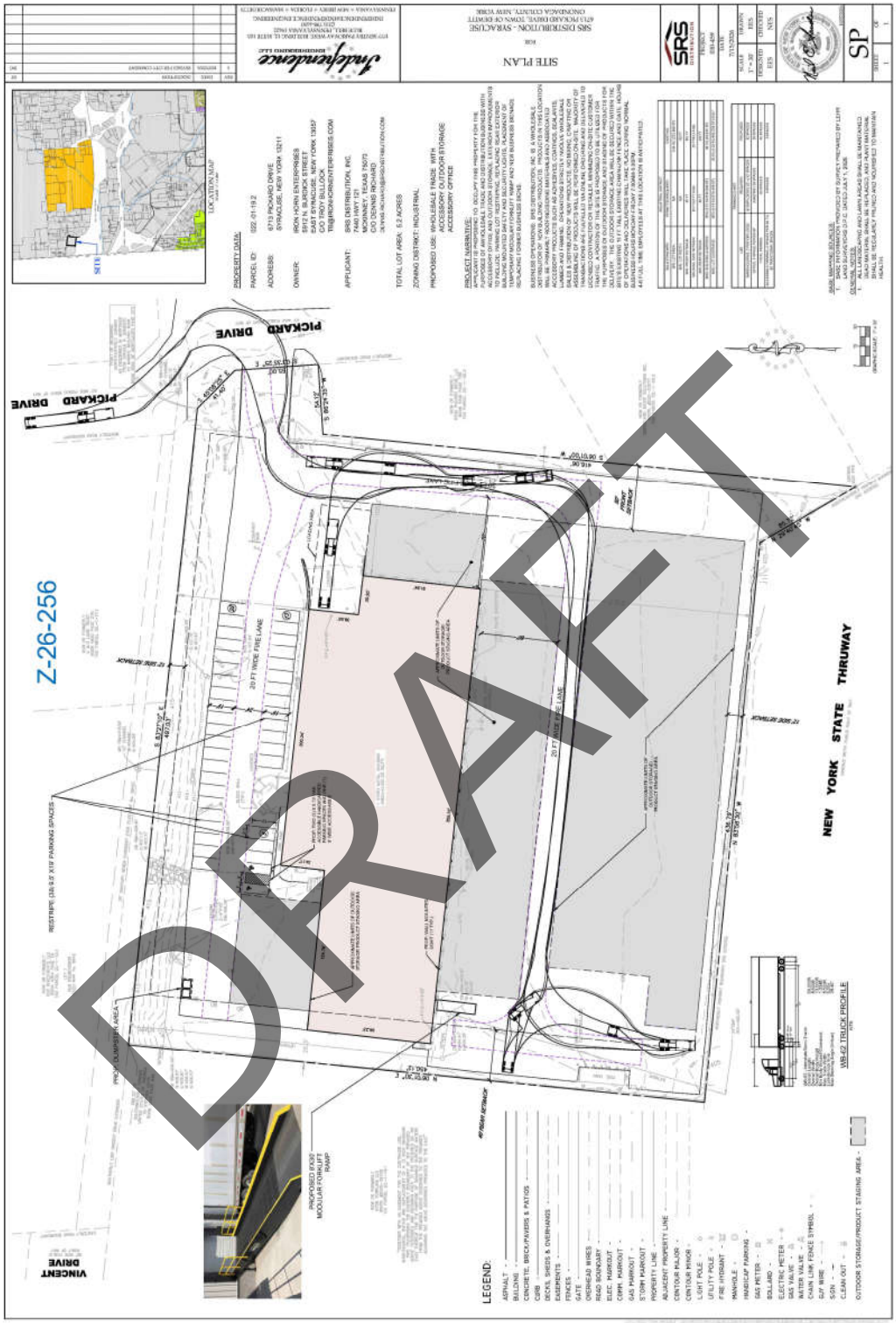
Summary:

the applicant is proposing to remodel an existing distribution facility with installing a modular ramp, replacing existing exterior lighting and adding new signage on a 5.2-acre parcel in an Industrial (IND) zoning district





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SITE PLAN
SRS DISTRIBUTION - SYRACUSE
6713 POCKARD DRIVE, TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK
SP
PROPERTY DATA:
PARCEL ID: 022.-01-19.2
ADDRESS: 6719 POCKARD DRIVE
BYRACUSE, NEW YORK 13211
OWNER: IRON HORN ENTERPRISES
5912 N. BURDICK STREET
EAST SYRACUSE, NEW YORK 13057
CONTACT: BILL LOCKE
TRIUMPHIRONHORNENTERPRISES.COM
APPLICANT: SRS DISTRIBUTION, INC.
7440 HWY 121
MCKINNEY, TEXAS 75070
CONTACT: JACK MCMAHAN
JMCMAHAN@SRSDISTRIBUTION.COM
TOTAL LOT AREA: 6.2 ACRES
ZONING DISTRICT: INDUSTRIAL
PROPOSED USE: WHOLESALE TRADE WITH ACCESSORY OUTDOOR STORAGE
ACCESSORY OFFICE
PROJECT NARRATIVE:
LOCATION MAP
SITE
POCKARD DRIVE
VINCENT DRIVE
NEW YORK STATE THRUWAY
Z-26-256
20 FT WIDE FIRE LANE
RESTRIPE (28) 9.0' X18' PARKING SPACES
PROPOSED 8'X20' MODULAR FORKLIFT RAMP
W84G TRUCK PROFILE
LEGEND:
ASPHALT
BUILDING
CONCRETE, BRICK/PAVERS & PATIOS
CURB
DECKS, SHEDS & OVERHANGS
EASEMENTS
FENCES
GATE
OVERHEAD WIRES
ROAD BOUNDARY
ELEC. PAWROUT
CMPR. PAWROUT
GAS PAWROUT
STORM PAWROUT
PROPERTY LINE
ADJACENT PROPERTY LINE
CONTOUR MAJOR
CONTOUR MINOR
LIGHT POLE
UTILITY POLE
FIRE HYDRANT
MANHOLE
HANDICAP PARKING
GAS METER
BOLLARD
ELECTRIC METER
GAS VALVE
WATER VALVE
CHAIN LINK FENCE SYMBOL
GUY WIRE
SIGN
CLEAN OUT
OUTDOOR STORAGE/PRODUCT STAGING AREA
DRAFT

STAFF REVIEW:

Past Board Reviews:	·Site plan referral (Z-06-333) to construct a 12,000 square foot pre-engineered metal building addition to the existing building. ·Area variance referral (Z-07-90) to reduce the rear-yard setback to allow construction of a 12,500 sf truck dock addition.
Location:	The site is located in an area south of Hancock Airport in an area characterized by distribution facilities.
Existing Site Layout:	The site contains a 41,021 sf building with truck loading docks and an asphalt storage area on the south side and a car parking lot on the north side of the building.
Project Detail:	The applicant, SRS Distribution, is seeking to occupy the existing building for wholesale sales and distribution of building products. Proposed improvement include construction of a modular ramp, replacing exterior lighting, and new signage.
(cont'd):	Per the Site Plan dated 10/7/26, the applicant is proposing construction of an 8' x 30' modular forklift ramp on the southwest corner of the building, install a new dumpster area in the northwest corner of the lot, restriping 38 parking spaces, and installing new wall-mounted lighting. No other exterior changes are proposed. New signage representing the applicant will replace previous signage along with branding on the doors and a new 8'x4' sign will be added near the site's entrance.
Access:	The site has a full-access driveway from Pickard Drive, a local road. No changes are proposed to the existing access.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 7/9/26, zero acres of the site will be disturbed by the proposed project and "existing drainage structures to remain as-is." 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
Wetlands:	GIS mapping shows the southern boundary of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include a portion of the rear asphalt area. Per the EAF "Applicant is not proposing additional land disturbance. On site activity would not impact potential wetlands identified on adjacent property." Wetland boundaries or buffers are not shown on the plans. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Other:	The site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant and the Ley Creek and Brooklawn Pump Station service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible change in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will

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	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, a principal aquifer (per EAF Mapper).
Other:	The project is within 2,000 feet of multiple sites (IDs: 734061, 734044, 734057, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)
Municipal Boundary:	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

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OCPB Case # Z-26-258

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Will Hacket (NiMo dba National Grid) for the property located at General Motors Circle; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 298 and Military Circle, both state highways, Town Line Road, a county highway, and the municipal boundary between the Town of DeWitt and the Town of Salina; and

WHEREAS, the applicant is proposing to construct an above-ground natural gas utility assets with an easement on a 4.6-acre parcel in an Industrial (IND) zoning district; and

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

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

1. Per the Onondaga County Water Authority, Engineering Department (OCWA), the municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the OCWA Engineering Department to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

2. The Onondaga County Department of Water Environment Protection requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. WEP-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

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

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Case Number: Z-26-258
Type of Action: SITE PLAN
Applicant: Will Hacket (NiMo dba Na

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Date Received: 10/15/2026
30-Day Deadline: 11/15/2026

Located: at General Motors Circle

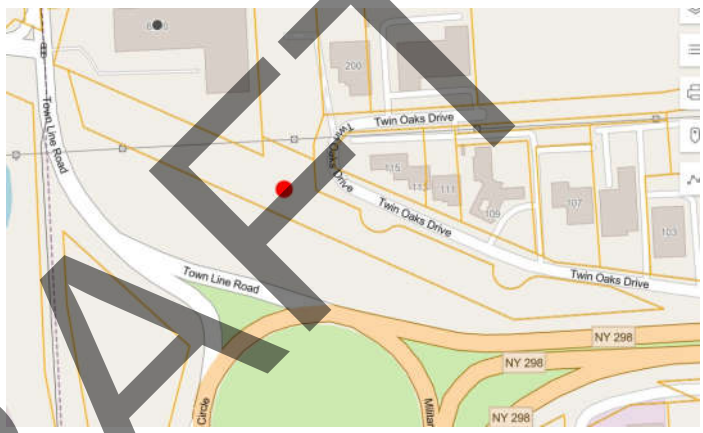
Tax Map Id: 023.-08-04.0

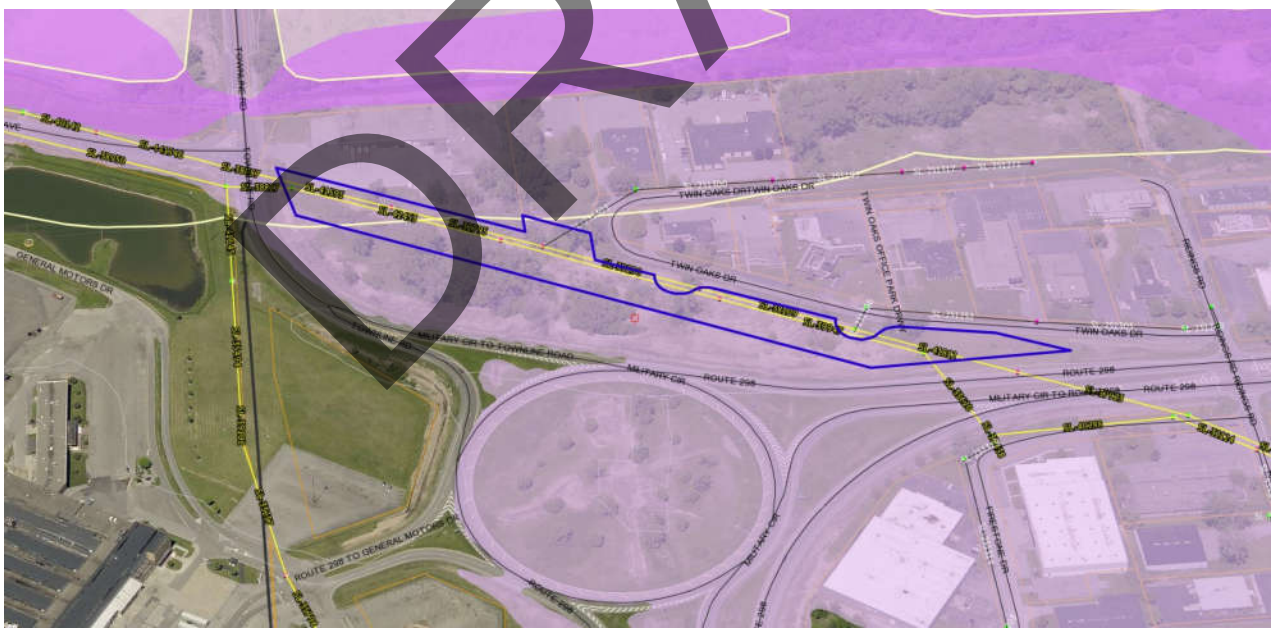
JURISDICTION:

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 Route 298 and Military Circle, both state highways, Town Line Road, a county highway, and the municipal boundary between the Town of DeWitt and the Town of Salina

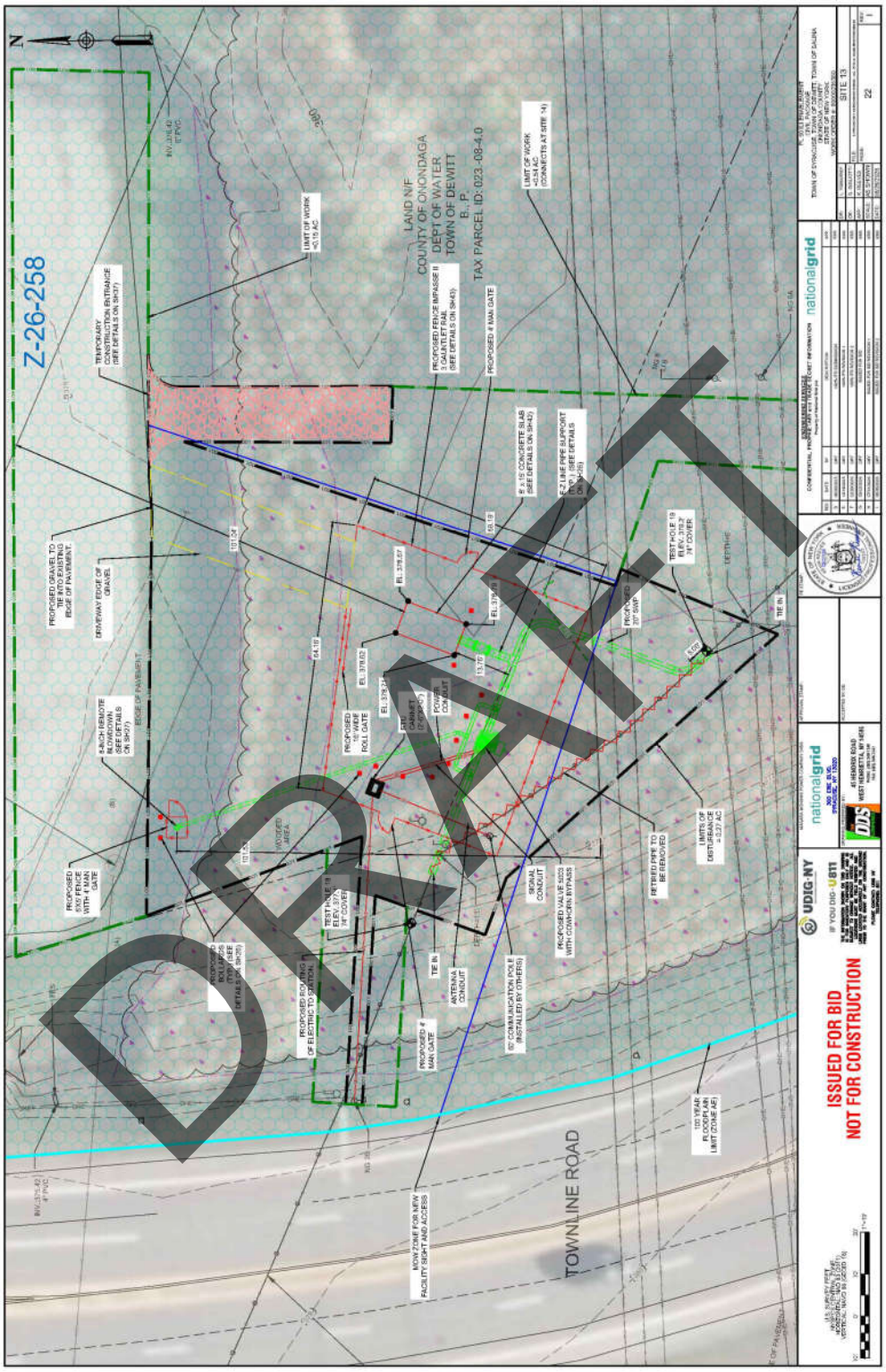
Summary:

the applicant is proposing to construct an above-ground natural gas utility assets with an easement on a 4.6-acre parcel in an Industrial (IND) zoning district





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Z-26-258
LAND N/F
COUNTY OF ONONDAGA
DEPT OF WATER
TOWN OF DEWITT
B. P.
TAX PARCEL ID: 023.-08-4.0
TOWNLINE ROAD
DRAFT
ISSUED FOR BID
NOT FOR CONSTRUCTION
UDIG-NY
IF YOU DIG - U 811
nationalgrid

STAFF REVIEW:

Location:	The site is a long vacant County-owned parcel located along the north side of General Motors (GM) Circle. The site has frontage on NYS Route 298, Townline Road (county owned), and the General Motors Circle exit road to Townline Road.
Project Detail:	Per the local application, National Grid is seeking permission to construct "above-ground natural gas utility assets (piping, valve, heater, and RTU cabinet) within an easement to enable in-line-inspection (ILI) upgrades of the existing PL-50 gas pipeline. The upgrades will allow for the inspection of the pipeline using a robotic pipeline integrity gauge (PIG)." Per the Plans included with the referral, this proposal is part of 14 sites within the City of Syracuse, Town of Salina, and Town of DeWitt. Sites 13 and 14 are the sites being reviewed in this referral, located within the subject parcel. Per the Plans for Site 13 and Site 14 dated 8/26/26, pipe and valve infrastructure will be above ground. The plans for Site 13 on the same subject parcel show the infrastructure will be contained within fencing and accessed via two 4' gates. An 8' x 15' concrete slab and a 4'x3.5' RTU cabinet will be constructed within the fenced area. It appears that within Site 14, the pipe infrastructure will not be fenced in nor will additional structures be constructed.
(cont'd):	Sewer and water infrastructure are indicated on the ROW & Topographic Survey dated 10/26/23, but are not on the plans showing the proposed infrastructure.
Access:	A Temporary Construction Entrance is indicated on the plans for Site 13 to a parking lot on the adjacent parcel. It does not appear any driveways will be constructed to an existing roadway.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/10/26, 0.27 acres of the site will be disturbed by the proposed project.
Floodplain/Floodway:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Wetlands:	GIS mapping shows a state wetland located north of the site and the 500' State wetland check zone extends into the northernmost corner of the site. Per the EAF, DEC Wetland 002 is present on site, the proposal will temporarily impact 0.10 acres, and permanently impact 0.09 acres. 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.

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Other: The project is within 2,000 feet of multiple sites (IDs: 734070, 734044, 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

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

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OCPB Case # Z-26-259

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

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

WHEREAS, the applicant is proposing Local Law D of the Year 2026 to amend Chapter 265 of the Town of Elbridge Zoning Law by amending Article X of the Zoning Law regarding solar energy systems; and

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

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

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

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Case Number: Z-26-259
Type of Action: LOCAL LAW
Applicant: Town of Elbridge

RelatedCases:

Referring Board: Town of Elbridge Town Board

Date Received: 10/15/2026
30-Day Deadline: 11/15/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

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

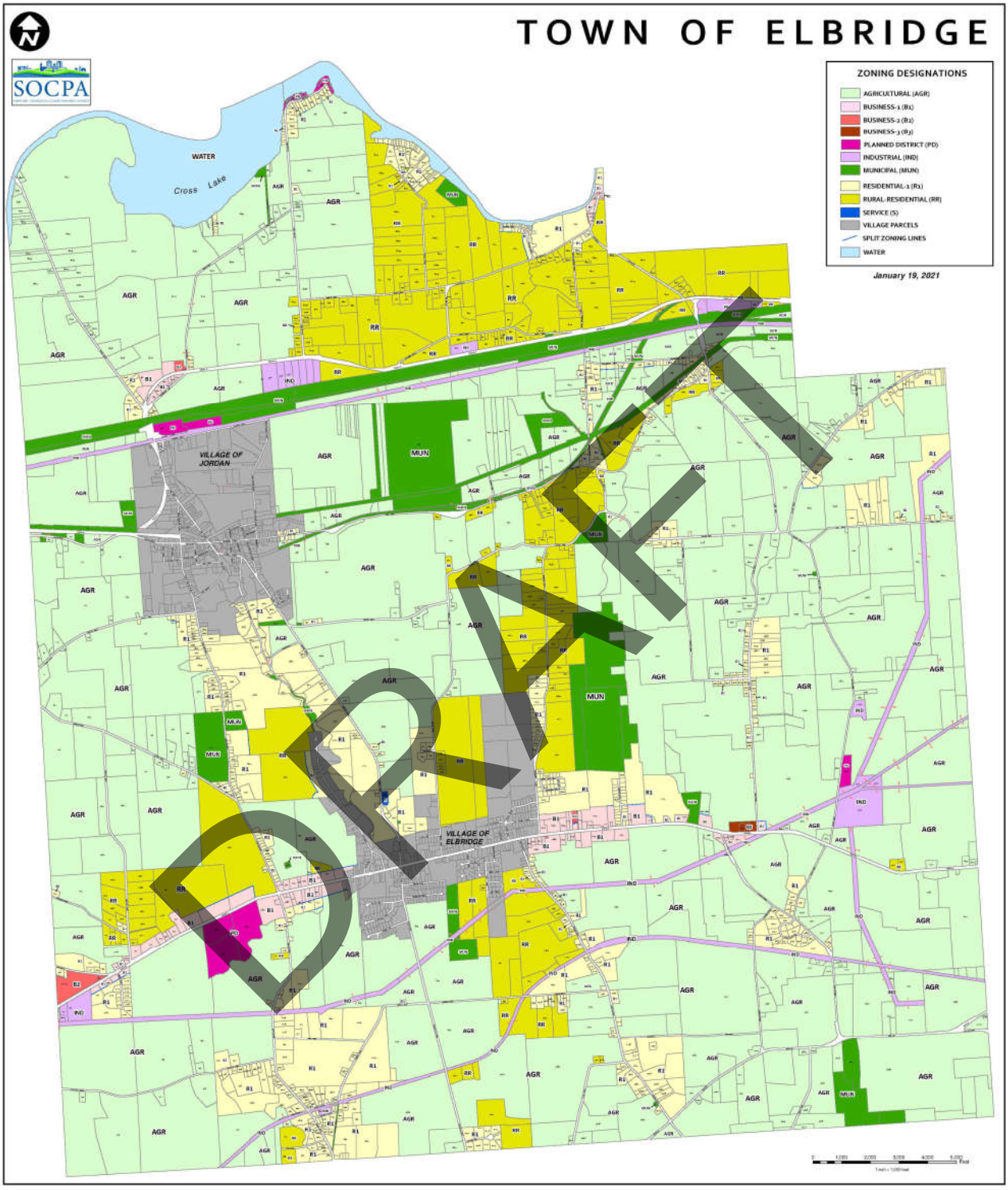
Summary:

the applicant is proposing Local Law D of the Year 2026 to amend Chapter 265 of the Town of Elbridge Zoning Law by amending Article X of the Zoning Law regarding solar energy systems

No Map Available

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No Map Available


TOWN OF ELBRIDGE
SOCPA
ZONING DESIGNATIONS
AGRICULTURAL (AGR)
BUSINESS-1 (B1)
BUSINESS-2 (B2)
BUSINESS-3 (B3)
PLANNED DISTRICT (PD)
INDUSTRIAL (IND)
MUNICIPAL (MUN)
RESIDENTIAL-1 (R1)
RURAL-RESIDENTIAL (RR)
SERVICE (S)
VILLAGE PARCELS
SPLIT ZONING LINES
WATER
January 19, 2021
WATER
Cross Lake
VILLAGE OF JORDAN
VILLAGE OF ELBRIDGE
AGR
MUN
RR
IND
R1
B1
B2
DRAFT

STAFF REVIEW:

Past Board Reviews:	Per the proposed law, the Town seeks to "address the potential negative impacts of such large-scale projects by providing additional protections related to agricultural resources, Town roadways, decommissioning and uniform solar guidelines for such uses." Noting "this Article is intended to promote the effective and efficient use of solar energy systems; establish provisions for the placement, design, construction, operation and removal of such systems in order to uphold the public health, safety and welfare; and to ensure that such systems will not have a significant adverse impact on the aesthetic qualities and character of the Town."
Proposed Text:	The proposed law has multiple definitions including: Solar Energy System: A complete system of solar collectors, panels, controls, energy devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected and converted into another form of energy, including but not limited to thermal and electrical, stored and protected from dissipation and distributed. For purposes of this Article, a solar energy system does not include any solar energy system of 4 square feet in size or less. Solar Farm: A solar energy system or collection of solar energy systems or area of land principally used to convert solar energy to electricity to the general public or utility provider.
Proposed Text:	§265-63 – Building integrated solar energy systems will be allowed in all zoning districts, will require a building permit, and are subject to General Requirements (§265-66).
Proposed Text:	§265-64 – Rooftop-Mounted Solar Energy Systems will be allowed in all zoning districts and subject to General Requirements (§265-66). Specific Requirements include: ·A building permit, rooftops system shall conform to the shape of the roof excepting flat roofs where a tilted mount may be allowed with site plan review, provisions to ensure firefighter and emergency responder safety, and adherence to New York State Uniform Fire Prevention and Building Code. Permit requirements for rooftop-mounted solar energy systems include: ·Site plan showing location of major components of the system and other rooftop equipment, a one-line or three-line electrical diagram, specification sheets for all manufactured components, and all diagrams must be prepared by a professional engineer or registered architect.
Proposed Text:	§265-65 – Ground-Mounted Solar Energy Systemsare permitted as accessory structures in all zoning districts with the required building permit and are subject to General Requirements (§265-66). Special use permits are required for ground-mounted solar energy systems located in the Rural Residential District, Residential (R-1) District, and the Service District. Site plan approval is required for all systems proposed in Agricultural (A) District, Business (B-1) District, Business (B-2) District, Business (B-3) District, and Industrial District. Additional requirements include: ·Ground-mounted systems are prohibited in the front yard and must comply with the

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bulk requirements of the underlying district. It's noted the Planning Board may require further setbacks and bulk restrictions as deemed necessary.
·Maximum height of ground-mounted systems is 15' when the panels are at maximum tilt.
·Screening is required when possible or practicable. Screening may include architectural features, earth berms, landscaping, or fencing.
·The ground-mounted systems may not be located in any required buffer area.

Proposed Text: §265-66 - General Requirements for building integrated, rooftop mounted, and ground-mounted solar energy systems. Requirements include:
·Installations must be performed by a qualified solar installer.
·They provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected. This requirement does not prohibit the sale of excess power through a net-metering arrangement.
·All electrical connections must be inspected by the Town Code Enforcement Officer and by an appropriate electrical inspection person.
·Systems must be kept in good working order.
·Must be consistent in size and use with the character of the surrounding neighborhood.
·Must not present any unreasonable safety risk.
·Systems must adhere to NYS Uniform Fire Prevention and Building Code standards.
·If system ceases to perform as originally intended for more than 12 consecutive months, the owner must remove the system and associated equipment.
·The design, construction, operation and maintenance shall prevent the direction, misdirection and/or reflection of solar rays onto neighboring properties, public roads, public parks and public buildings.
·Systems shall have appropriate markings and signage to ensure the system can be disconnected and follow NYS Uniform Fire Prevention and Building Code.
·All solar energy systems shall be required to use solar panels made and manufactured in the USA.

Proposed Text: §265-67 – Solar Farms
·Solar farms are only permitted with a building permit, site plan approval, and a special use permit and only in the Industrial zoning district.

·Lot area and yard regulations:
-Minimum street frontage: 300'
-Minimum lot area: 50 acres
-Minimum front yard setback: 250'
-Minimum rear yard setback: 100'
-Minimum side yard setback: 100'

(cont'd): §265-67 – Solar Farms (continued)
Additional criteria required for a Solar Farm special use permit includes:
·Solar farm must not be installed in any location that would substantially detract from or block the view(s) of all or a portion of a recognized scenic viewshed.
·The system must have adequate emergency/safety measures.
·Appropriate security to limit unauthorized access.
·The solar farm must not have a significant impact on fish, wildlife, animal or plant species or their critical habitats, or other significant habitats.
·Must be setback 1,000' from NYS or federal wetlands.
·The Planning Board shall strive to permit solar farms in such a manner as to prevent one area or neighborhood in the Town to be overburdened by the placement of any

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proposed solar farm.
·Equipment specification sheets shall be included with applications.
·"Noninvasive, native ground cover under and between rows of solar panels shall be low-maintenance, drought-resistant, non-fertilizer-dependent and shall be pollinator-friendly to provide a habitat for bees, birds, bats, and other insects or wildlife that pollinate flowering plants and includes both wild and managed insects."
·"For community solar projects, the Planning Board has the authority to require that the applicant open subscription service to Town residents before offering subscriptions to others."

(cont'd): Site plan review requirements for solar farms include:
·Proof of ownership of the premises.
·Plan and drawings, signed by a professional engineer registered with NYS showing: site and off site components, existing vegetation and proposed clearing and grading property lines and physical dimensions of the site with 5'-contours, existing structures and uses, and location of existing above ground utility lines within 1,200' of the site.
·All transmission lines and wiring, to be buried underground, along with any connections to public utilities.
·Landscape plan showing existing natural land features, trees, forest cover, and any proposed changes.
·Screening
·Soil types
·A written operation and maintenance plan.
·For installations on prime farmland, projects shall comply with the NYS Department of Agriculture and Markets Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands.
·Herbicides are prohibited except where the Planning Board finds it impractical to use mechanical means to control vegetation.
·Photographic simulations.
·Documentation of access to the project site.
·A clearing/grading plan and a stormwater pollution prevention plan (SWPPP)
·Sunchart.
·Average height of solar array shall not exceed 20'.
·Full environmental assessment form.
·Noise generation details.

(cont'd): ·Solar farms are subject to a public hearing.
·The Code Enforcement Office and/or Town Engineer shall have the right to enter and inspect the solar farm.
The Town has the power to impose conditions if necessary to minimize any adverse effect or impacts of the proposed use on neighboring properties and to protect the general health, safety and welfare of the Town.
·A decommissioning plan and cash security are required.

Agriculture: Projects to be located on lands used for agricultural operations have additional requirements including:
·Solar farms may not be located on lands that consists of prime farmland, prime soils, prime soil lands, and/or farmland of statewide importance.
·Structures for overhead collection lines, interconnect cables and transmission lines installed above ground (when unavoidable) shall be located outside of agricultural field boundaries.
·Access roads will be located along the edge of agricultural fields.
·Restoration requirements including de-compacting to a depth of 18", topsoil to be

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replaced to original depth, regrade all access roads to allow for farm equipment crossing and restore original surface drainage, seed all restored areas.

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

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

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OCPB Case # Z-26-260

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Vito Morgese for the property located at 6500 Pheasant Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and the municipal boundary between the Town of DeWitt and the Town of Manlius; and

WHEREAS, the applicant proposes to construct a storage building, 24' wide entry driveway and fencing on a 67.9-acre parcel in a High Tech (H-Tech) zoning district; and

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

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

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

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

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Case Number: Z-26-260
Type of Action: SITE PLAN
Applicant: Vito Morgese

RelatedCases: Z-26-261
Referring Board: Town of DeWitt Planning Board

Date Received: 10/16/2026
30-Day Deadline: 11/15/2026

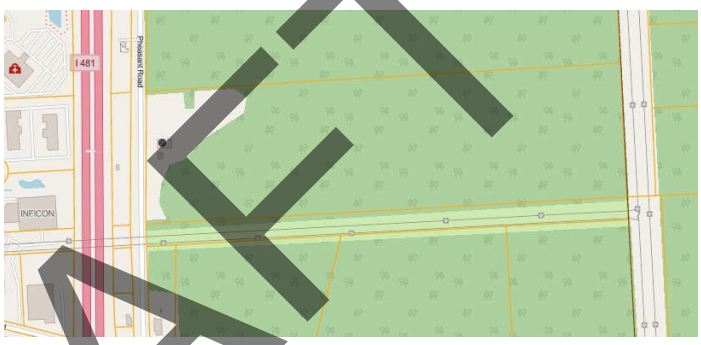
Located: at 6500 Pheasant Road
Tax Map Id: 029.-02-30.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and the municipal boundary between the Town of DeWitt and the Town of Manlius

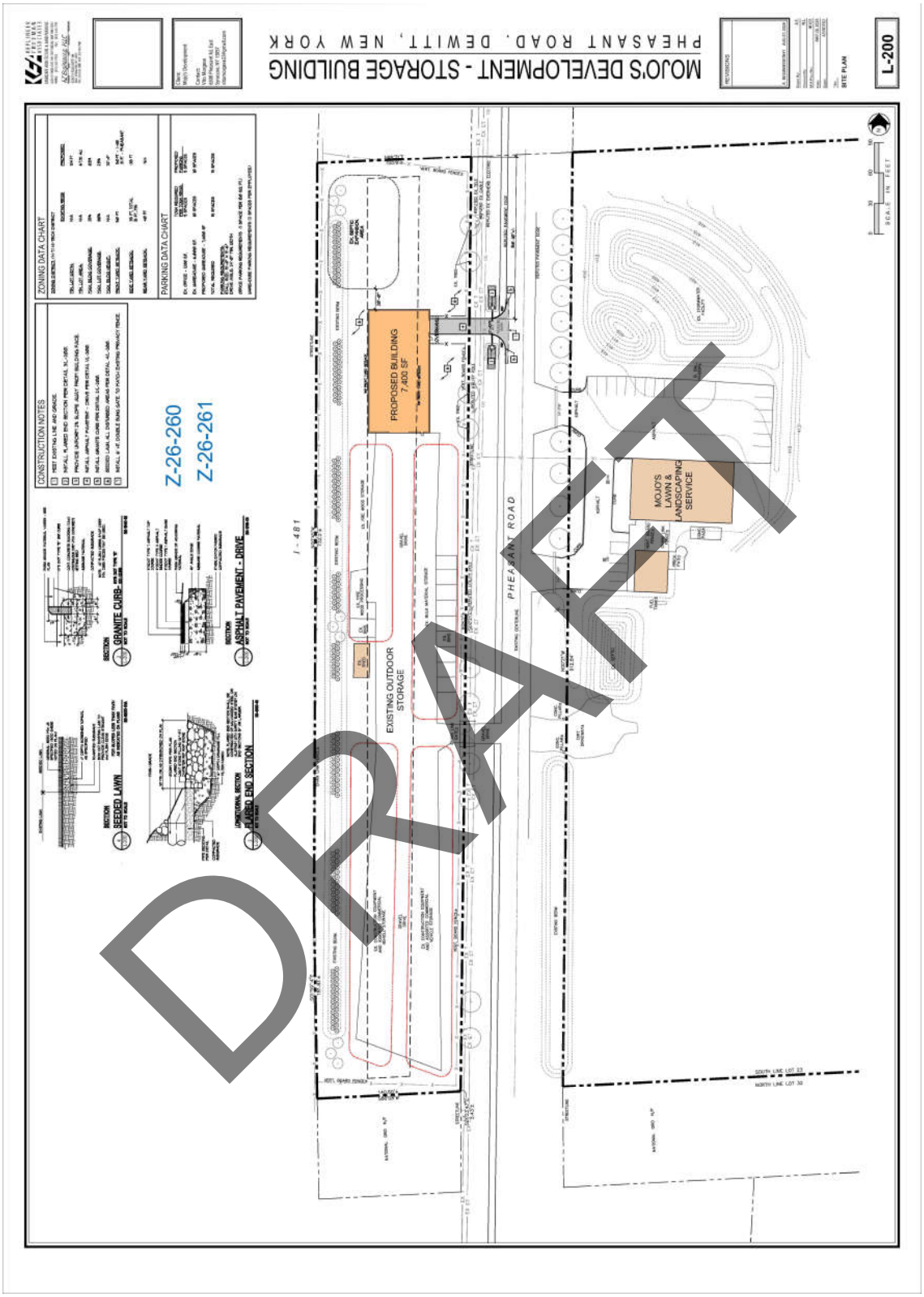
Summary:

the applicant proposes to construct a storage building, 24' wide entry driveway and fencing on a 67.9-acre parcel in a High Tech (H-Tech) zoning district





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MOJO'S DEVELOPMENT - STORAGE BUILDING
PHEASANT ROAD, DEWITT, NEW YORK
L-200
SITE PLAN
ZONING DATA CHART
PARKING DATA CHART
CONSTRUCTION NOTES
Z-26-260
Z-26-261
PROPOSED BUILDING
7,400 SF
EXISTING OUTDOOR
STORAGE
MOJO'S
LAWN &
LANDSCAPING
SERVICE
I - 481
PHEASANT ROAD
GRANITE CURB
ASPHALT PAVEMENT - DRIVE
SEEDED LAWN
SCALE IN FEET
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STAFF REVIEW:

Concurrent Reviews:	Area variance referral (Z-26-261) to allow construction of an accessory structure in front of the primary structure and to allow a reduced front yard setback.
Past Board Reviews:	The Board recommended Modification of a site plan referral (Z-07-367) to establish and operate an office and warehouse for a landscaping business. The Board advised the applicant must obtain any required permissions and permits from the NYS Department of Environmental Conservation (DEC) and Army Corps of Engineers (ACE) for any proposed work within the wetlands and associated buffers and advising the Onondaga County Health Department (OCHD) must approve any proposed septic system.
Location:	The site is a split parcel with a 3.09-acre portion between Pheasant Road, a local road, and Interstate 481 and the remaining 62-acre portion located across Pheasant Road, abutting National Grid powerlines along the rear (eastern) boundary. Per aerial imagery, the site contains a multi-building landscape business along the east side of Pheasant Road, storage of materials on the west side, with the rear of the site covered by woodlands. The approximately 140'-wide, 3.09-acre strip of land between Pheasant Road and Interstate 481 is the subject area for this referral and appears to be utilized as a laydown yard for storage of materials and equipment. Per the Land Survey for 6500 Pheasant Road dated 7/12/18, this area contains an existing 15.4' x 33.4' garage within a compacted dirt storage area. Fencing surrounds the subject area.
Proposed Site Layout:	Per the Site Plan dated 5/28/26, the applicant is proposing construction of a 7,400 sf building on the northern portion of the subject area with a 15'-wide gated driveway to Pheasant Road. A wooden fence already surrounds the subject area and will be modified in the location of the proposed driveway to connect to the proposed building. The remainder of the outdoor storage area will remain as is.
Variances:	The applicant is requesting two variances to allow the proposed building: ·To allow a 37' front yard setback from Pheasant Road where 50' is required. ·To allow the accessory structure to be placed closer to the front property boundary than the primary structures (located across Pheasant Road from this area).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/11/26, 0.50 acres of the site will be disturbed by the proposed project. The only stormwater infrastructure shown in the subject area on the Site Plan is a culvert to be constructed under the proposed driveway. A stormwater pond is shown on the eastern side of Pheasant Road, opposite from the site. 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 per the referral notice, no change to the current infrastructure is proposed. Per the EAF, the proposed building will connect to public water.

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Wastewater: Per the referral notice, the site is served by an individual septic system and no changes to the current infrastructure are proposed. It should be noted that on the plans, an existing septic expansion area in the northwest corner of the site is noted, but per the EAF, the project will not connect to existing wastewater utilities.

Wetlands: GIS mapping shows the portion of the site east of Pheasant Road may contain extensive state and federal wetlands along with a federally regulated Class C stream (ID 895-21). All of the wetland areas appear to be isolated to the eastern portion of the site and not the subject area for this referral, but the subject area may be located within state wetland buffer areas.

Wetland boundaries or buffers are not depicted in the plans.

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

Watersheds: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

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

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

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

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OCPB Case # Z-26-261

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Vito Morgese for the property located at 6500 Pheasant Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 481, a state highway; and the municipal boundary between the Town of DeWitt and the Town of Manlius; and

WHEREAS, the applicant is requesting an area variance to construct a new storage building on a 67.9-acre lot in a High Tech (H-Tech) zoning district; and

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

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

The Board has No Position regarding the proposed variance, but offers the following requirement for the proposed changes:

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

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

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Case Number: Z-26-261
Type of Action: AREA VARIANCE
Applicant: Vito Morgese

Date Received: 10/16/2026
30-Day Deadline: 11/15/2026

RelatedCases: Z-26-260

Referring Board: Town of DeWitt Zoning Board of Appeals

Located: at 6500 Pheasant Road

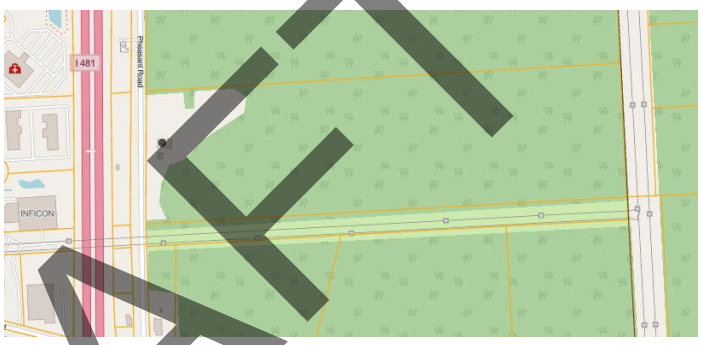
Tax Map Id: 029.-02-30.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 481, a state highway; and the municipal boundary between the Town of DeWitt and the Town of Manlius

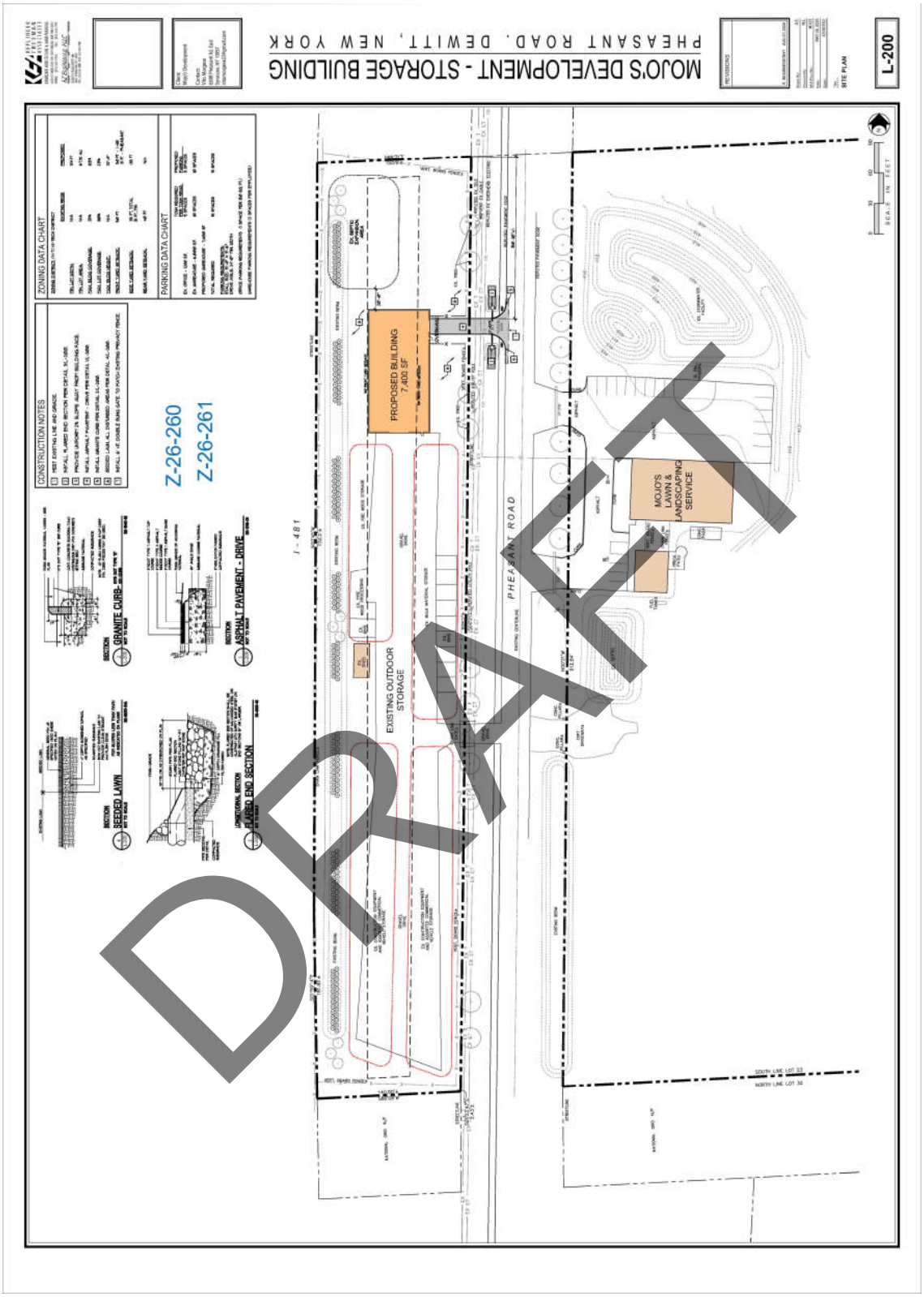
Summary:

the applicant is requesting an area variance to construct a new storage building on a 67.9-acre lot in a High Tech (H-Tech) zoning district





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MOJO'S DEVELOPMENT - STORAGE BUILDING
PHEASANT ROAD, DEWITT, NEW YORK
L-200
SITE PLAN
ZONING DATA CHART
PARKING DATA CHART
CONSTRUCTION NOTES
Z-26-260
Z-26-261
PROPOSED BUILDING
7,400 SF
EXISTING OUTDOOR
STORAGE
MOJO'S
LAWN &
LANDSCAPING
SERVICE
I - 481
PHEASANT ROAD
GRANITE CURB
ASPHALT PAVEMENT - DRIVE
SEEDED LAWN
SCALE IN FEET
DRAFT

STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-260) to construct a 60' x 120' storage building, 24'-wide entry drive, and fencing.
Past Board Reviews:	The Board recommended Modification of a site plan referral (Z-07-367) to establish and operate an office and warehouse for a landscaping business. The Board advised the applicant must obtain any required permissions and permits from the NYS Department of Environmental Conservation (DEC) and Army Corps of Engineers (ACE) for any proposed work within the wetlands and associated buffers and advising the Onondaga County Health Department (OCHD) must approve any proposed septic system.
Location:	The site is a split parcel with a 3.09-acre portion between Pheasant Road, a local road, and Interstate 481 and the remaining 62-acre portion located across Pheasant Road, abutting National Grid powerlines along the rear (eastern) boundary. Per aerial imagery, the site contains a multi-building landscape business along the east side of Pheasant Road, storage of materials on the west side, with the rear of the site covered by woodlands. The approximately 140'-wide, 3.09-acre strip of land between Pheasant Road and Interstate 481 is the subject area for this referral and appears to be utilized as a laydown yard for storage of materials and equipment. Per the Land Survey for 6500 Pheasant Road dated 7/12/18, this area contains an existing 15.4' x 33.4' garage within a compacted dirt storage area. Fencing surrounds the subject area.
Proposed Site Layout:	Per the Site Plan dated 5/28/26, the applicant is proposing construction of a 7,400 sf building on the northern portion of the subject area with a 15'-wide gated driveway to Pheasant Road. A wooden fence already surrounds the subject area and will be modified in the location of the proposed driveway to connect to the proposed building. The remainder of the outdoor storage area will remain as is.
Variances:	The applicant is requesting two variances to allow the proposed building: ·To allow a 37' front yard setback from Pheasant Road where 50' is required. ·To allow the accessory structure to be placed closer to the front property boundary than the primary structures (located across Pheasant Road from this area).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 6/11/26, 0.50 acres of the site will be disturbed by the proposed project. The only stormwater infrastructure shown in the subject area on the Site Plan is a culvert to be constructed under the proposed driveway. A stormwater pond is shown on the eastern side of Pheasant Road, opposite from the site. 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 per the referral notice, no change to the current infrastructure is proposed. Per the EAF, the proposed building will connect to public water.

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Wastewater: Per the referral notice, the site is served by an individual septic system and no changes to the current infrastructure are proposed. It should be noted that on the plans, an existing septic expansion area in the northwest corner of the site is noted, but per the EAF, the project will not connect to existing wastewater utilities.

Wetlands: GIS mapping shows the portion of the site east of Pheasant Road may contain extensive state and federal wetlands along with a federally regulated Class C stream (ID 895-21). All of the wetland areas appear to be isolated to the eastern portion of the site and not the subject area for this referral, but the subject area may be located within state wetland buffer areas.

Wetland boundaries or buffers are not depicted in the plans.

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

Watersheds: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

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

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

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

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OCPB Case # Z-26-262

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

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

WHEREAS, the Town of Elbridge is proposing to adopt the Smart Growth Comprehensive Plan for the Town of Elbridge, NY and the Villages of Elbridge and Jordan; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town and Villages on completion of a thoughtful and well-considered plan for smart growth, economic development, preservation and land use. The Onondaga County Department of Planning welcomes the opportunity to work together toward related zoning updates with the respective municipalities to further Plan goals.

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

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Case Number: Z-26-262
Type of Action: COMPREHENSIVE PLA
Applicant: Town of Elbridge

RelatedCases:

Referring Board: Town of Elbridge Town Board

Date Received: 10/19/2026
30-Day Deadline: 11/18/2026

Located:

Tax Map Id:

JURISDICTION:

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

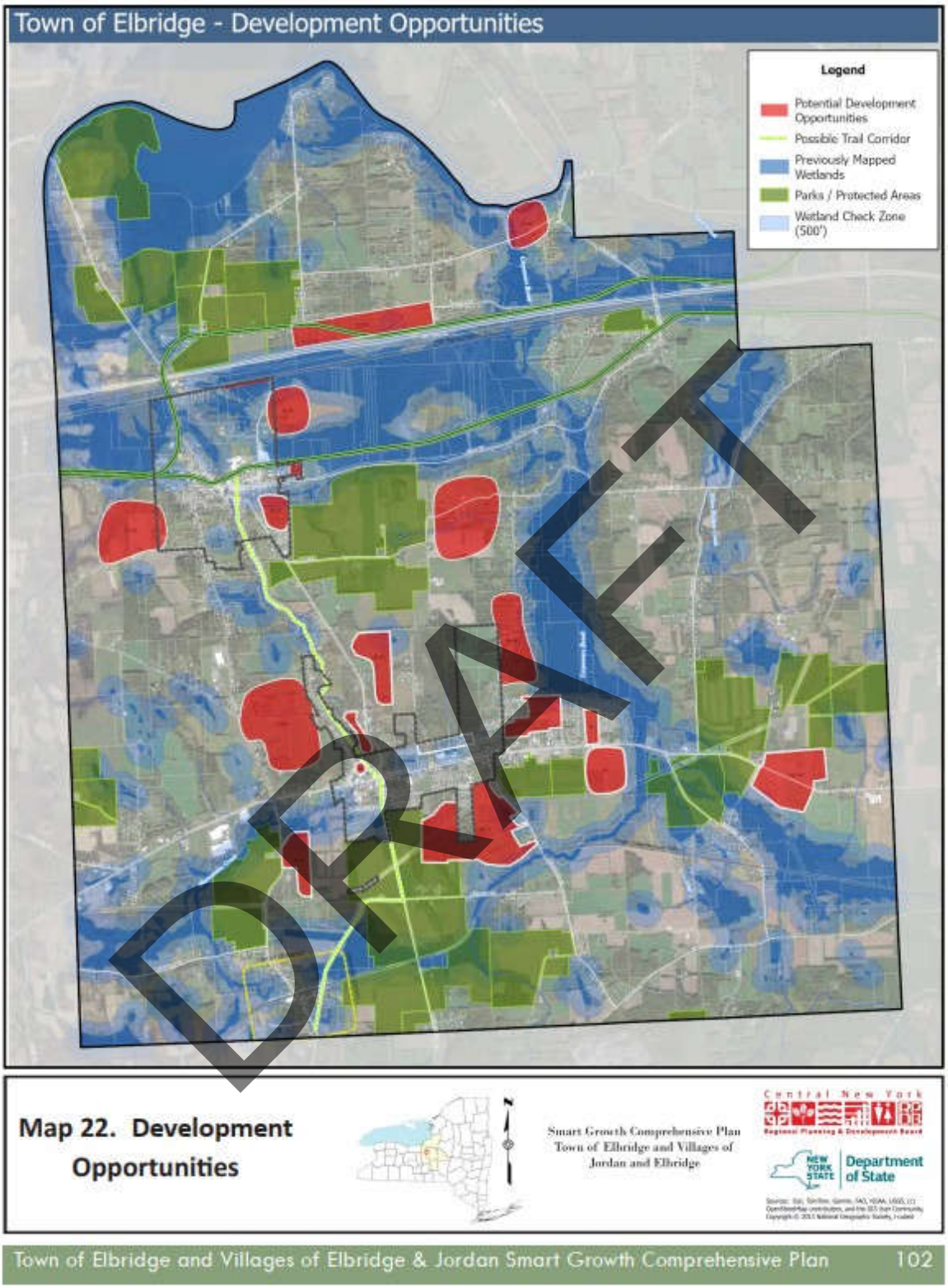
Summary:

the Town of Elbridge is proposing to adopt the Smart Growth Comprehensive Plan for the Town of Elbridge, NY and the Villages of Elbridge and Jordan

No Map Available

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No Map Available


Town of Elbridge - Development Opportunities
Legend
Potential Development Opportunities
Possible Trail Corridor
Previously Mapped Wetlands
Parks / Protected Areas
Wetland Check Zone (500')
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Map 22. Development Opportunities
Smart Growth Comprehensive Plan
Town of Elbridge and Villages of Jordan and Elbridge
Central New York Regional Planning & Development Board
NEW YORK STATE Department of State
Town of Elbridge and Villages of Elbridge & Jordan Smart Growth Comprehensive Plan 102

STAFF REVIEW:

Description:	The comprehensive plan update has been prepared by the Central New York Regional Planning & Development Board, on behalf of the Town of Elbridge and its two villages, Elbridge and Jordan. This document will serve as the comprehensive plan for all three municipalities, and this review may be used to satisfy Onondaga County Planning Board referral from each of the three municiaplities. Funding for the plan update was provided by New York State and Onondaga County's Town Planning Grants program.
Past Board Reviews:	This plan cited various local and regional plans, including the 2016 Village of Jordan Comprehensive Plan and - 2016 Village of Elbridge Main Street Corridor Comprehensive Plan. A prior Town of Elbridge Comprehensive Plan was not referenced, indicating this may be the Town's first comprehensive plan.
Description:	The Plan update began in 2023, with the participation of a diverse local planning committee. Two community-wide meetings were held, and a community survey was conducted to solicit public input
Description:	In describing the need for a plan, the document notes "Historically a quiet rural community on the western edge of Onondaga County, Elbridge has experienced very little development pressure over the past 60 years. This trajectory has fundamentally altered with the construction of the massive Micron, Inc. microchip fabrication facility in the nearby Town of Clay. The full build-out of the Micron development is anticipated to bring up to 25,000 new households to Onondaga County by 2040. Elbridge must strategically plan for a projected regional population increase ...".
Description:	The stated purpose of the plan is "to ensure that the Town of Elbridge and its two incorporated villages, Elbridge and Jordan, maintain and build upon their existing assets - farmland, historic charm and character, small-town feel, and natural resources - while incorporating a limited amount of new development."
Description:	The Community Profile indicates the Town has lost approximately 6% of its population in the past 20 years, compare to a slight increase of 230 residents in the Villages. Households are aging, and student enrollment in the Jordan-Elbridge School District dropped by 45% Roughly 70% of housing units are single-family and 19% are mobile homes. While increasing similar to the region in recent years, home values were largely flat between 2000 and 2020 and are lower than the countywide average. The Town is often characterized as a bedroom community for Syracuse and Auburn metro areas. Over 1/3 of the Town (8,500 acres) is used for ag production, while 12,600 acres are enrolled in the NYS Agricultural District program. 3,100 acres are protected permanently through agricultural conservation easements. The plan notes the Onondaga County Ag Mapper shows much of the agricultural land in the eastern and southern parts of the Town meets the criterial in the County's model for agricultural preservation. Between 2014 and 2024, the town lost approximately 1,270 acres of cultivated crop land, signaling a slow but steady encroachment from development pressures. Top regional crops are corn, soybeans, and alfalfa. The comprehensive plan detailed community conditions and dynamics across a number of topic areas including Housing, Agriculture, Transportation, Environmental and Historic Resources, Community Facilities, Infrastructure and Utilities, and

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Zoning.

Description: The Issues & Opportunities section notes:
- Its villages and hamlets are the kind of "strong centers" that Plan Onondaga looks to build itself around.
- Its wastewater infrastructure is limited, its housing stock is aging, and opportunities for new development are constrained by topography.
- Mixed-use development in the Villages should be promoted.
- There is a need for new housing types for empty-nesters and young, active households, with walkable access to goods and services.
- Growth is best located in focus areas near existing community services and commercial use.
- Walkable residential neighborhoods will help conserve open space and ag land.

The section also provides insights related to housing, economic development, environmental resources, agriculture, the Seneca River corridor, renewable energy, recreation, historic/scenic resources, and development constraints.

Description: A community vision and related goals evokes its rural farmland setting, historic character, villages scale, history, with a focus on quality of life with safe streets, shared services and a variety of recreational and economic opportunities.

Description: The Vision is supported by 7 Goals:

Goal 1: Grow Housing Supply through Community Revitalization
Goal 2: Foster Economic Strength & Sustainable Development
Goal 3: Support Community Health & Connectivity
Goal 4: Establish Natural Resource Protections
Goal 5: Grow Recreational Opportunity
Goal 6: Maintain the Strong Agricultural Economy
Goal 7: Prepare for Climate Adaptation & Resiliency.

Description: A number of detailed recommendations are broken down by topic area, with specific action items for consideration and an implementation matrix outlining nine particular items for immediate action:

- a North South Trail between the Empire State Trail and the Village of Skaneateles.
- an Open Space Plan
- An Agriclultural Overlay District to preserve prime ag soils
- Zoning Commissions to update local zoning ordinances
- On-Demand Transit district
- a Business district focused on attraction of new Village businesses
- Jack's Reef/Cross Lake Area Plan
- Heritage Park Area/historic preservation in Village of Jordan
- Extend Railroad St. in Jordan creating a walking/running loop.

Description: Section 5 examines development opportunities, in key location "where new development fits with existing community patterns without compromising irreplaceable natural resources or adding to traffic congestion".

The Future Land Use Map identifies 400 acres of new residential area, all either adjacent to or within a half mile of village boundaries. Most are either in or adjacent to existing water districts. These areas are noted to be able to support a maximum 430 new housing units.

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Commercial areas are to be reinforced to take place within Village environments. Two potential areas for expanding industry, on Route 5 east of Elbridge at Kester Rd, and on Route 31.

Three new recreation assets are identified: a trail connecting the Empire State Trail in Jordan south to the Village of Skaneateles, a trail connecting Railroad St and North Beaver Street, and a new Town Park adjacent to the Town Hall.

Municipal Boundary:

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

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

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OCPB Case # Z-26-263

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and

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

WHEREAS, the Village of Manlius is proposing to adopt the Village of Manlius Comprehensive Plan Update; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Village on a well-considered plan for smart growth, investment and preservation, evolving housing dynamics, community mobility and community character, with clear a clear action agenda and consistency Plan Onondaga. The County Planning Department continues to offer its resources and support for planning, zoning and development initiatives in support of the Vision.

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

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Case Number: Z-26-263
Type of Action: COMPREHENSIVE PLA
Applicant: Village of Manlius

Date Received: 10/20/2026
30-Day Deadline: 11/19/2026

RelatedCases:

Referring Board: Village of Manlius Village Board

Located:

Tax Map Id:

JURISDICTION:

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

Summary:

the Village of Manlius is proposing to adopt the Village of Manlius Comprehensive Plan Update

No Map Available

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No Map Available

Character Areas

This Plan organizes the Village's future land use around a system of character areas, these are distinct places defined by their existing built form, land use patterns, and community function. This approach recognizes that a single zoning label often fails to capture what makes a neighborhood or corridor work; a character area framework instead describes the intended look, feel, and use mix of a place, providing a more intuitive foundation for the zoning updates, design guidelines, and investment decisions that will follow.

The twelve character areas identified in this Plan range from the walkable, mixed-use core of the Village Center to the industrial and employment parcels along the Village's edges, and include dedicated residential, institutional, and open space designations that accommodate the community. Two overlay areas, the Limestone Creek Greenway and the Traffic Calming Zone, layer additional guidance on top of these base character areas, reinforcing the creek as a defining natural and civic amenity and establishing a consistent approach to traffic calming and streetscape design as roadways transition from the Village's vehicle- oriented edges into its pedestrian-focused core. Together, these character areas provide the structure for future land use recommendations, zoning updates, and design standards

182 *Village of Manlius Comprehensive Plan*

Future 183

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STAFF REVIEW:

Description: The Village of Manlius Comprehensive Plan is an update to the prior 2007 Vision Manlius planning document. The framework included in the plan also grounds the Village's application for state and county funding including NY Forward.

Because the Village is essentially built out, future planning focuses strictly on strategic reinvestment and revitalization, not expansion. The plan modernizes local policy to manage economic shifts, an aging population, climate resilience, and evolving regional mobility.

Description: The Village sets forth a vision statement that characterizes it's future self as a "welcoming community where historic character and small-town charm coexist with a thriving, entrepreneurial downtown."

Principles to support decision making include:
•Concentrate, don't scatter.
•Create conditions, not outcomes.
•Plan regionally. Decide locally.
•Measure outcomes, not outputs.
•Reinvest, don't expand.
•Design for the households Manlius has.
•Be specific about form.

Description: The plan identifies 3 priorities for immediate, focused action, in addition to an implementation matrix with approximately 70 action items:

Priority 1: Finish the zoning modernization.
Priority 2: Make the Village Core worth walking to.
Priority 3: Give people somewhere to move within Manlius (diverse housing options).

Description: The plans recommendations are framed with 5 focus areas, with detailed goals and strategies for each:

Focus Area 1: Main Street Vitality, which focuses on reinvestment over expansion, acknowledges the Main Street as its most valuable asset, and the need to update zoning as its biggest leverage point.

Focus Area 2: Housing and Neighborhoods, noting the role neighborhoods play in sustaining the village as a vibrant and welcoming community. The Village has capacity for additional housing to respond to changing demographics and needs, and residents want to enhance neighborhoods with value added infrastructure and amenities.

Focus Area 3: Transportation, Mobility and Infrastructure, acknowledging transportation is one of the defining factors shaping the future of the Village, with major corridors serving local and regional travel. Balancing flow with safety, access and character is needed. Pedestrian and bicycle infrastructure is incomplete. Coordinated planning is needed for long-term resilience across all infrastructure types.

Focus Area 4. Natural Resources and Climate Resilience, which stresses engagement and investment in stewardship and resource protection. Limestone Creek and associated wetlands are the Villages most significant resource, critical to

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be protected.

Focus Area 5: Parks, Recreation and Historic Resources notes that the Village's parks, recreational amenities, historic resources and cultural assets are central to the community identity and quality of life. This requires forward-looking maintenance and improvements to meet demand. Stronger multi-modal connections and wayfinding could create a more cohesive network.

Description: The Future Land Use Map prescribes character, rather than zoning for the village's distinct places. It focuses the most intensive land uses, mixing of uses, and flexibility along its central corridors. The priority in surrounding neighborhoods is the reinforcement of existing character. Transitional zones bridge the two areas. Restricted natural preservation areas, and industrial areas also occur in the village environment.

The Future Land Use Map also illustrates a Mobility System for the Village, with greenway trails, paths, bicycle and sidewalk infrastructure. Two overlay zones are also included in strategic locations - the Limestone Creek Greenway and an Traffic Calming Zone.

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

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

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ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission

FROM: Troy Waffner, Director of Planning

DATE: Friday, October 23, 2026

RE: GML Administrative Review - at 2030 Erie Boulevard East

RECOMMENDATION: Modification

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: http://www.onondaga.gov/planning/ocpbreferableactions.html. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-253

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 10/6/2026

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Chao Li

LOCATION: at 2030 Erie Boulevard East

WITHIN 500' OF: 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 Erie Boulevard East (Route 5), a state highway

TAX ID(s): 036.-02-02.0

PROPOSAL: The applicant is requesting a special use permit to allow a change in use from "Office" to "Automotive Sales" along with interior improvements to an existing commercial office building on a 0.65-acre parcel in a Mixed Use Transition (MX-3) zoning district. The site is a commercial site along the south side of Erie Boulevard East with neighboring uses including a restaurant, auto parts vendor, medical offices, a grocery store, and a car dealership.

The site contains an approximately 1,800 sf building and is surrounded on two sides by an asphalt parking lot. No changes to the existing access from Erie Boulevard East are proposed. The applicant will rent individual office spaces to multiple tenants for auto sales purposes. No vehicle repair or automotive service will be conducted on site.

The only proposed change to the exterior of the site will be restriping the parking

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area to contain 40 parking spaces. The referral included an aerial image indicating the location of the 40 parking spaces to be striped. The spaces are depicted two-deep, abutting the eastern parcel boundary. Notably, the adjacent parcel to the east also has parking striped two-deep against the same boundary. Access to the parking spaces adjacent to the property boundary on either parcel is not depicted or described. The distance from the Erie Boulevard East driveway to the first parking spaces is not listed and cars entering the site my present a safety hazard to cars reversing out of the parking spaces closest to the road frontage. The distance between the parking spaces nearest the road frontage is not depicted and it is not clear if there is adequate reversing distance between these spaces to allow safe egress.

ADVISORY NOTE(S): Per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements.

ADVISORY NOTE(S): Per the New York State Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.

RECOMMENDATION: Modification

Modification(s): Per the New York State Department of Transportation (NYSDOT), parking on site cannot block ingress and egress. Additionally, the State right-of-way must be shown on the plans and reversing into the State right-of-way is not permitted. The municipality must ensure any approvals or mitigation as may be determined by the Department are obtained or reflected on the project plans prior to, or as a condition of, municipal approval.

Comment(s): While not a matter of intermunicipal concern, the Board urges the City to evaluate the viability of the parking plan as proposed. It appears the parking arrangement hinders the viability of parking spaces on the adjacent parcel under separate ownership. Additionally, proposed parking near the driveway may create awkward and potentially unsafe conditions and impact the flow of vehicles from Erie Boulevard.

Additionally, the City is encouraged to require the applicant to formally establish any cross-access or parking agreements with adjacent owners and reflect these on the approved site plan.

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ONONDAGA COUNTY
DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Lysander Town Board
FROM: Troy Waffner, Director of Planning
DATE: Friday, October 23, 2026
RE: GML Administrative Review - Town-wide
RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: http://www.onondaga.gov/planning/ocpbreferableactions.html. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-255
REFERRING BOARD: Town of Lysander Town Board
DATE RECEIVED: 10/14/2026
TYPE OF ACTION: LOCAL LAW
APPLICANT: Town of Lysander
LOCATION: Town-wide
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law
TAX ID(s):

PROPOSAL: The Town is proposing to extend the 6-month moratorium on the development or construction of data storage facilities within the Town of Lysander until May 9, 2027. Per the moratorium, Data Storage Facilities "have a high demand for energy, cooling, and water mechanisms, and can result in disturbing noise generation" and the Town Board recognizes the "potential impact of Data Storage Facilities on the Town's infrastructure, environment, public health and safety, and community character."

The moratorium is allowing the Town "sufficient time to study and address any concerns, including, but not limited to, zoning, environmental impacts, public safety, and economic implications resulting from Data Storage Facilities, code provisions and comprehensive plan provisions in relation to same."

During the moratorium, "no applications for Data Storage Facilities shall be accepted by any board with appropriate authority in the Town, including the Town

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Board, Planning Board, and Zoning Board of Appeals."

Relief from the proposed moratorium may be sought by application to the Town Board, through the Town Clerk.

ADVISORY NOTE(S): 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.

RECOMMENDATION: No Position

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ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of DeWitt Planning Board

FROM: Troy Waffner, Director of Planning

DATE: Friday, October 23, 2026

RE: GML Administrative Review - at 7003 East Genesee Street

RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: http://www.onondaga.gov/planning/ocpbreferableactions.html. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-257

REFERRING BOARD: Town of DeWitt Planning Board

DATE RECEIVED: 10/15/2026

TYPE OF ACTION: SITE PLAN

APPLICANT: Steve Ranieri (Onondaga Golf & Country Club)

LOCATION: at 7003 East Genesee Street

WITHIN 500' OF: East Genesee Street (Route 5), a state highway, Cedar Bay Park and Old Erie Canal, both state owned properties, and the municipal boundary between the Town of DeWitt and the Town of Manlius

TAX ID(s): 063.-03-04.0

PROPOSAL: The Onondaga Golf & Country Club is proposing construction of a freestanding seasonal restroom on a 190-acre parcel in a Residential One (R-1) zoning district. The Onondaga Golf Club is located in both the Town of DeWitt and Town of Manlius on the north side of the busy Lyndon Corners intersection. Per aerial imagery the primary Club complex including the restaurant, pool, tennis courts, and main parking lot, is located on the DeWitt side of the property.

The 420 sf freestanding comfort station/restroom will be constructed off the northwest side of the Club complex, adjacent to a maintenance facility. Per the floor plan, the building will have two ADA restrooms and a storage room. Per the application, the building will tie into existing public water and sewer. The site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area.

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No other changes to the site are proposed.

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

2. 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.

RECOMMENDATION: No Position

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