Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

October 07, 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	
Michael LaFlair	Megan Costa	
Marty Masterpole	Rachel Woods	
Don Radke	Annie Amidon	
Renee Dellas		
Craig Dennis		

II. CALL TO ORDER

The meeting was called to order at 11:01 AM on October 07, 2026.

III. APPROVAL OF MINUTES

Minutes from 9/16/2026 were submitted for approval. Don Radke made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were recorded as follows: Marty Voss - Yes, Michael LaFlair - Yes, Marty Masterpole - Yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - 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

Z-26-237	TDewPB	*Modification*
Z-26-238	TDewZBA	*Modification*
Z-26-239	TTulTB	*No Position*
Z-26-241	TClaZBA	*Modification*
Z-26-242	TOnoTB	*Modification*
Z-26-243	TClaZBA	*No Position With Comment*
Z-26-244	TSalZBA	*Modification*
Z-26-245	TSalZBA	*Modification*
Z-26-246	VManPB	*Modification*
Z-26-247	TCicPB	*Modification*

VI. ADMINISTRATIVE & INFORMAL REVIEWS

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

Summary

Z-26-234	TSalZBA	*No Position With Comment*
Z-26-235	TOtiTB	*No Position*
Z-26-240	TMarTB	*No Position*

VII. ADJOURNMENT

The meeting adjourned at 11:41AM.

OCPB Case # Z-26-237

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 Rodney Haymes for the property located at 6004 Court Street 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 Ley Creek, a country owned drainage channel; and

WHEREAS, the applicant proposes to establish a hemp business and cannabis dispensary in a vacant drive-thru bank on a 1.61-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:

The Onondaga County Department of Water Environment Protection requires projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) to submit a copy to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town is encouraged to consider consolidation of the multiple driveways on Court Street Road to improve mobility and provide opportunities to add more landscaping along the road frontage.

2. Every municipal review provides the opportunity to improve site appearance and the applicant and the municipality are encouraged to improve site design and improve conditions by expanding landscaped areas along the road frontages and around the parking lots.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-237
Type of Action: SITE PLAN
Applicant: Rodney Haymes

Date Received: 9/21/2026
30-Day Deadline: 10/21/2026

RelatedCases: Z-26-238

Referring Board: Town of DeWitt Planning Board

Located: at 6004 Court Street Road

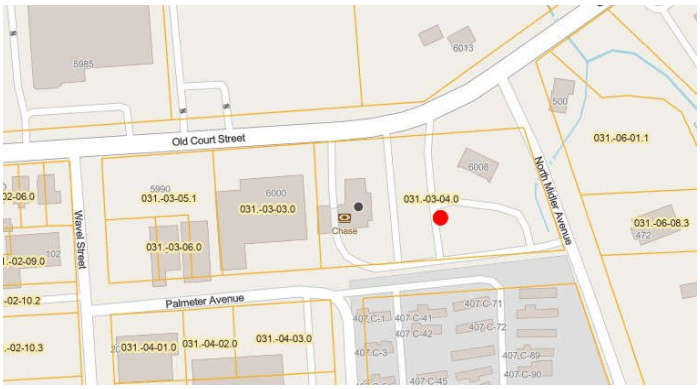
Tax Map Id: 031.-03-04.0

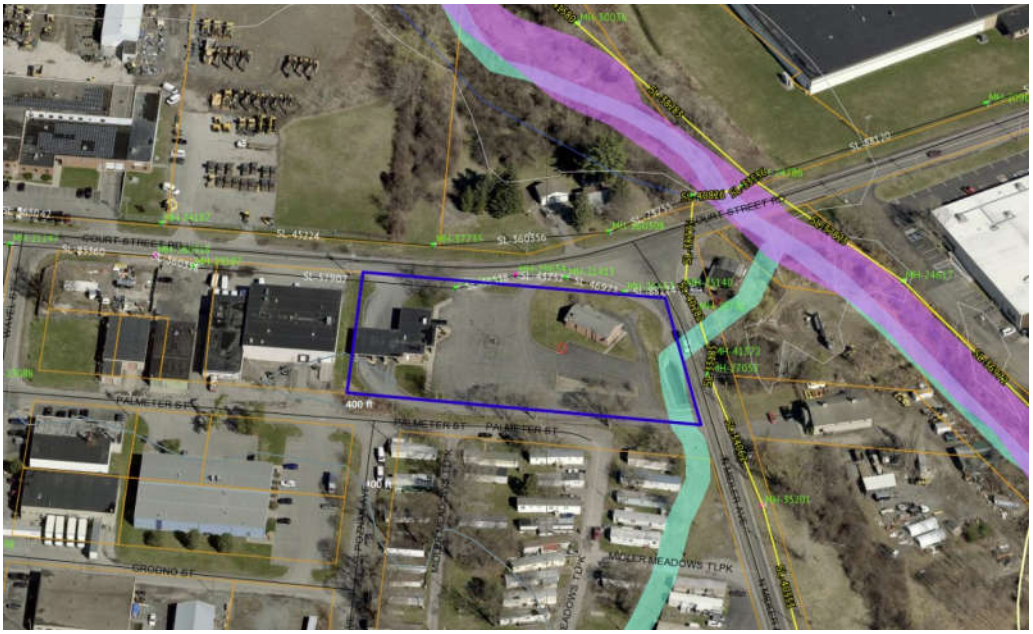
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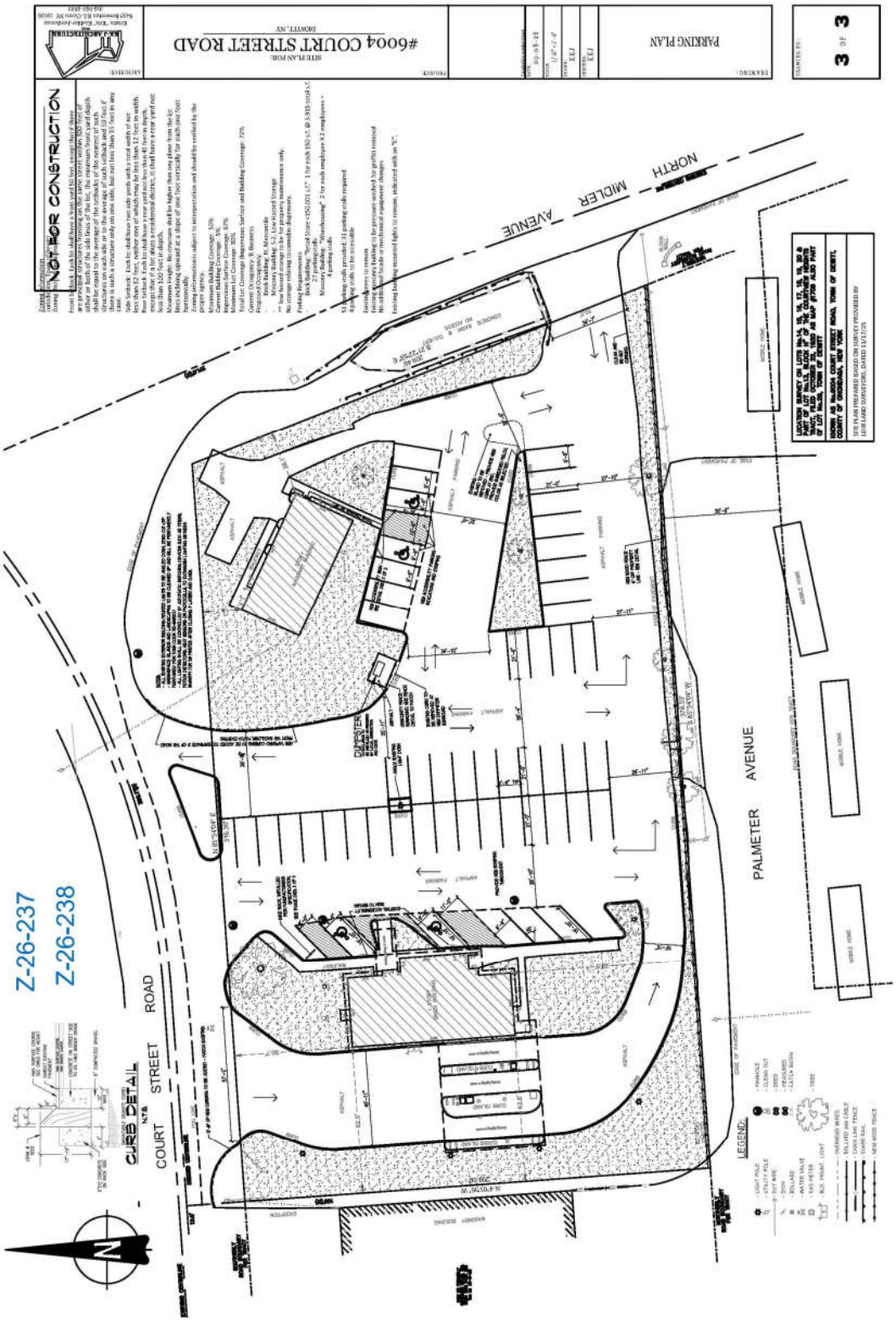
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Ley Creek, a country owned drainage channel

Summary:

the applicant proposes to establish a hemp business and cannabis dispensary in a vacant drive-thru bank on a 1.61-acre parcel in an Industrial (IND) zoning district






#6004 COURT STREET ROAD
SYRACUSE, NY
PARKING PLAN
NOT FOR CONSTRUCTION
NORTH MILDER AVENUE
PALMETER AVENUE
COURT STREET ROAD
CURB DETAIL
N.T.S.
LEGEND:
Z-26-237
Z-26-238

STAFF REVIEW:

Concurrent Reviews:	Special permit referral (Z-26-238) to operate a retail hemp business and cannabis dispensary.
Location:	The site is located at the intersection of Court Street Road and North Midler Avenue in an area characterized by a mix of commercial, industrial, and residential uses. The Foland Trailer Park is adjacent to the south, an unidentified commercial/industrial building is adjacent to the west, and a construction equipment company is located across Court Street Road to the north.
Existing Site Layout:	The site contains a former bank building with drive-thru, located along the western side of the site. Another building is located in the northeast corner of the site and per the referral materials, will remain unused at this time. A 51-space parking lot exists across the middle of the site.
Proposed Site Layout:	The applicant proposes to renovate the existing bank building to utilize as a retail hemp business and a cannabis dispensary. Per the Parking Plan dated 9/8/26, improvements to the site include installing a wooden privacy fence, constructing a dumpster enclosure along the parking lot at the center of the site, restriping the parking lot, installing a bicycle rack, and modifying an existing landscape island in the parking lot to improve traffic flow.
Access:	Court Street Road, North Midler Avenue, and Palmeter Avenue are all local roads in this area. No changes to the existing access are proposed. Per the Parking Plan, the site has multiple access points to Court Street Road, including an ingress-only entrance providing access to the drive-thru, a full-access driveway to the parking lot, and then an egress-only driveway near the second retail building. A full-access driveway to North Midler Avenue is located in the southeast corner of the site. The site has frontage on but no access to Palmeter Avenue. A narrow strip of minimal vegetation separates the lot and street. A fence is proposed along the length of the Palmeter Street frontage.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/25/26, zero acres of the 1.63-acre site will be disturbed by the proposed project. The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The site is served by Town of DeWitt drinking water and no changes to the current infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. No changes to the current infrastructure are proposed.

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

Wetlands: GIS mapping shows a federally regulated Class C stream, a tributary of the South Branch of Ley Creek, runs along the eastern boundary of the site, along North Midler Avenue in a constructed channel. The driveway to North Midler Avenue crosses the channel. The concrete basin and culvert containing this stream is shown on the plans and no changes to this area are proposed.

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

OCPB Case # Z-26-238

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 DeWitt Zoning Board of Appeals at the request of Rodney Haymes for the property located at 6004 Court Street 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 Ley Creek, a county owned drainage channel; and

WHEREAS, the applicant is requesting a special permit to establish a hemp business and retail cannabis dispensary in a vacant drive-thru bank on a 1.61-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:

The Onondaga County Department of Water Environment Protection requires projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) to submit a copy to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Town is encouraged to consider consolidation of the multiple driveways on Court Street Road to improve mobility and provide opportunities to add more landscaping along the road frontage.

2. Every municipal review provides the opportunity to improve site appearance and the applicant and the municipality are encouraged to improve site design and improve conditions by expanding landscaped areas along the road frontages and around the parking lots.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-238
Type of Action: SPECIAL PERMIT
Applicant: Rodney Haymes

Date Received: 9/21/2026
30-Day Deadline: 10/21/2026

RelatedCases: Z-26-237

Referring Board: Town of DeWitt Zoning Board of Appeals

Located: at 6004 Court Street Road

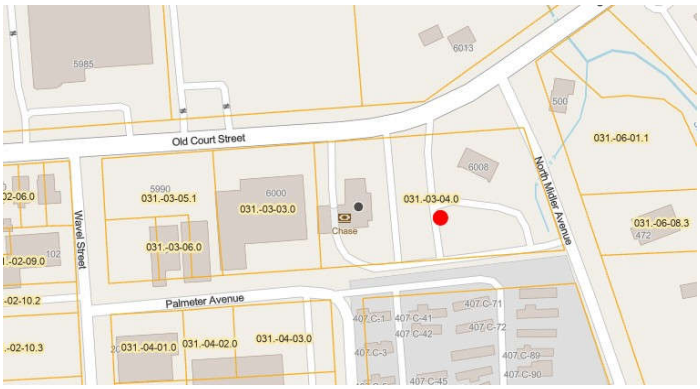
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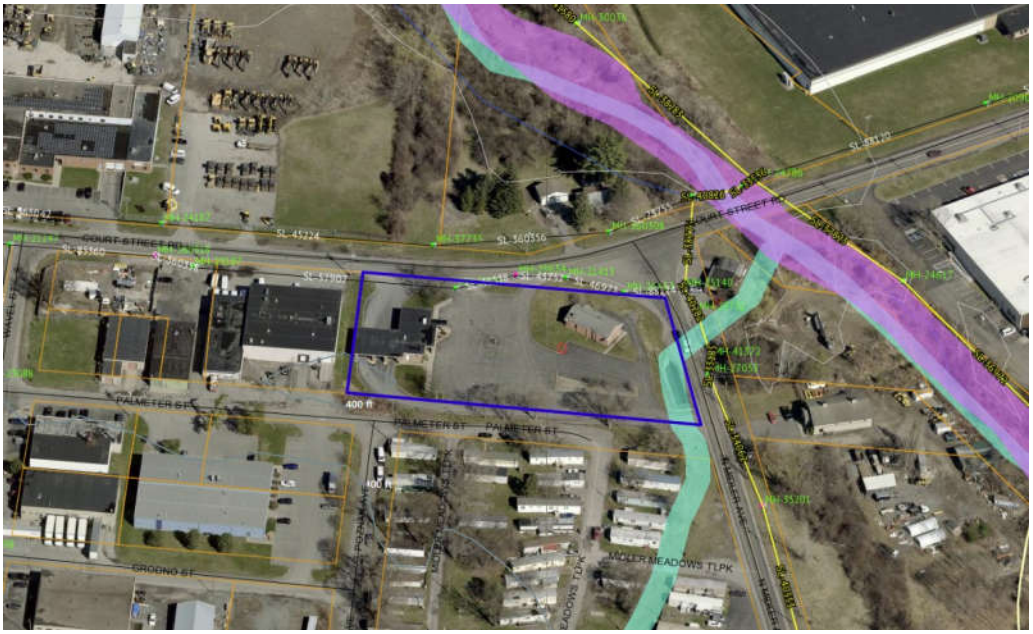
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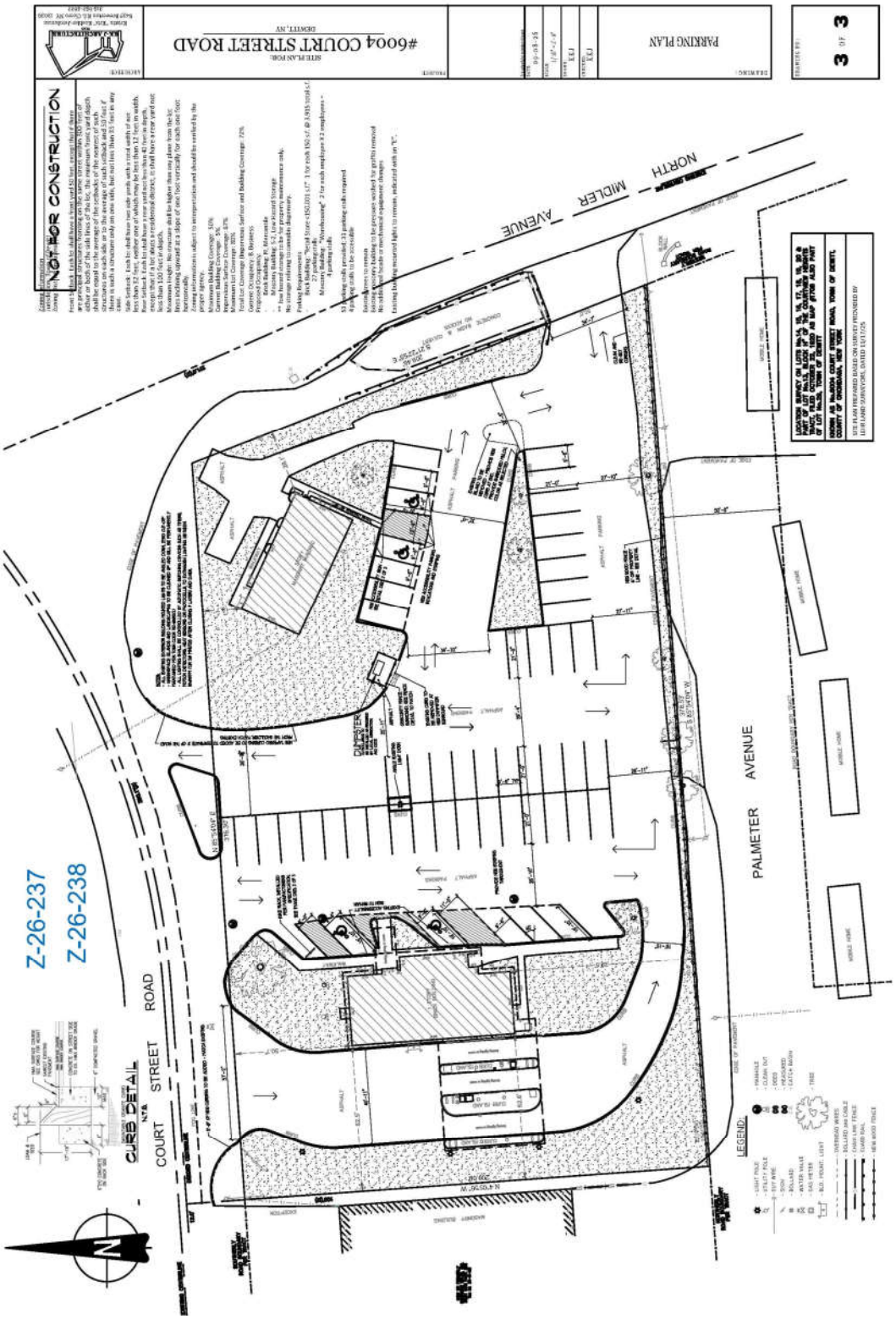
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Ley Creek, a county owned drainage channel

Summary:

the applicant is requesting a special permit to establish a hemp business and retail cannabis dispensary in a vacant drive-thru bank on a 1.61-acre parcel in an Industrial (IND) zoning district






#6004 COURT STREET ROAD
DEWITT, NY
PARKING PLAN
NOT FOR CONSTRUCTION
NORTH MIDLER AVENUE
PALMETER AVENUE
COURT STREET ROAD
Z-26-237
Z-26-238
CURB DETAIL
N.T.S.
LEGEND:

STAFF REVIEW:

Concurrent Reviews:	Site plan referral (Z-26-237) for proposed changes to the site including installing a privacy fence, dumpster enclosure, and parking lot updates.
Location:	The site is located at the intersection of Court Street Road and North Midler Avenue in an area characterized by a mix of commercial, industrial, and residential uses. The Foland Trailer Park is adjacent to the south, an unidentified commercial/industrial building is adjacent to the west, and a construction equipment company is located across Court Street Road to the north.
Existing Site Layout:	The site contains a former bank building with drive-thru, located along the western side of the site. Another building is located in the northeast corner of the site and per the referral materials, will remain unused at this time. A 51-space parking lot exists across the middle of the site.
Proposed Site Layout:	The applicant proposes to renovate the existing bank building to utilize as a retail hemp business and a cannabis dispensary. Per the Parking Plan dated 9/8/26, improvements to the site include installing a wooden privacy fence, constructing a dumpster enclosure along the parking lot at the center of the site, restriping the parking lot, installing a bicycle rack, and modifying an existing landscape island in the parking lot to improve traffic flow.
Access:	Court Street Road, North Midler Avenue, and Palmeter Avenue are all local roads in this area. No changes to the existing access are proposed. Per the Parking Plan, the site has multiple access points to Court Street Road, including an ingress-only entrance along the western side of the frontage providing access to the drive-thru, a full-access driveway to the parking lot, and then an egress-only exit near the eastern side of the parking lot. A full-access driveway to North Midler Avenue is located in the southeast corner of the site. The site also has frontage on, but no access to Palmeter Avenue. A narrow strip of minimal vegetation separates the lot and street. A fence is proposed along the length of the Palmeter Avenue frontage.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 2/25/26, zero acres of the 1.63-acre site will be disturbed by the proposed project. The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The site is served by Town of DeWitt drinking water and no changes to the current infrastructure are proposed.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. No changes to the current infrastructure are proposed.

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

Wetlands: GIS mapping shows a federally regulated Class C stream, a tributary of the South Branch of Ley Creek, runs along the eastern boundary of the site, along North Midler Avenue in a constructed channel. The driveway to North Midler Avenue crosses the channel. The concrete basin and culvert containing this stream is shown on the plans and no changes to this area are proposed.

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

OCPB Case # Z-26-239

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 Tully Town Board at the request of Town of Tully 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 a local law to update the Town of Tully Zoning Law, including introduction of the Environmental Protection Overlay District, Schedule I - Land Uses, Schedule II - Bulk Requirements, and changes to the Town Zoning Map; 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 wasmade by Michael LaFlair and seconded by Don Radke . The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-239
Type of Action: LOCAL LAW
Applicant: Town of Tully

RelatedCases:
Referring Board: Town of Tully Town Board

Date Received: 9/22/2026
30-Day Deadline: 10/22/2026

Located: Town-wide

Tax Map Id:

JURISDICTION:

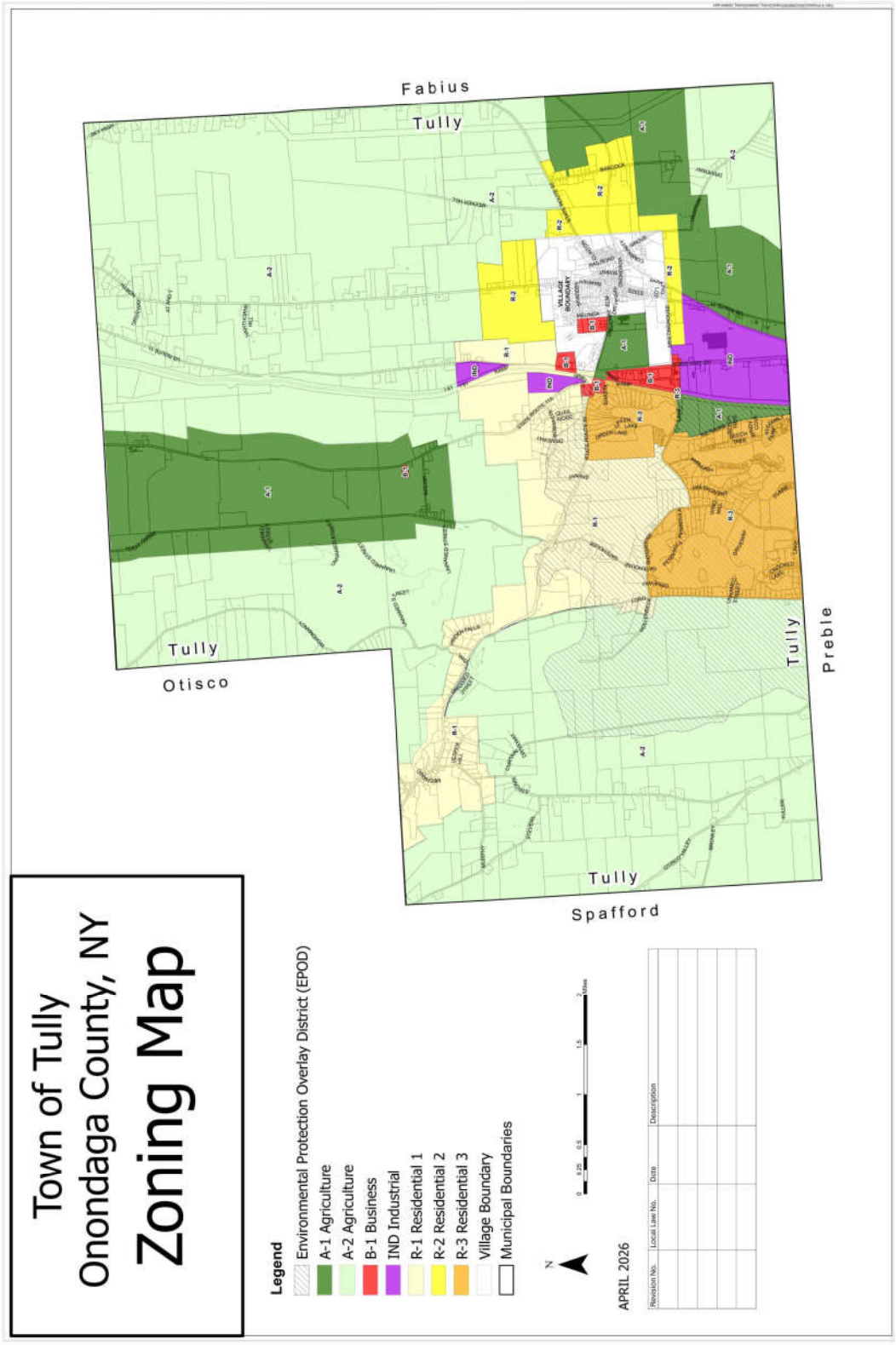
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

Summary:

the applicant is proposing a local law to update the Town of Tully Zoning Law, including introduction of the Environmental Protection Overlay District, Schedule I - Land Uses, Schedule II - Bulk Requirements, and changes to the Town Zoning Map

No Map Available

No Map Available


Fabius
Tully
Tully
Otisco
Tully
Preble
Tully
Spafford
Town of Tully
Onondaga County, NY
Zoning Map
Legend
Environmental Protection Overlay District (EPOD)
A-1 Agriculture
A-2 Agriculture
B-1 Business
IND Industrial
R-1 Residential 1
R-2 Residential 2
R-3 Residential 3
Village Boundary
Municipal Boundaries
N
APRIL 2026
Revision No.
Local Law No.
Date
Description

STAFF REVIEW:

Past Board Reviews:	Local law referral (Z-24-218) to update the Town Zoning Code following the 2023 updated Town Comprehensive Plan. The Board provided a comment encouraging the Town to include gas stations as an allowed use within the proposed Planned Unit Development (PUD) District. Within the proposed updates, a gas station requires special authorization and is to be allowed only in the Industrial (IND) zoning district and only when not adjacent to a residential zoning district. The provision restricting gas stations from IND-zoned properties adjacent to residential zoned parcels is removed in the current proposal.
Proposed Text:	Multiple definitions were added or amended: ·Boathouse: a detached accessory structure designed for the storage of watercraft and related equipment, located on a lot with direct water frontage and subordinate to the principal residential use ·“Body of Water” was amended to “Waterbody” with the definition amended to include “The term shall also include those water features identified on any Town-adopted map or designated as environmentally sensitive by the Town Board."
(cont'd):	·Multiple types of Dwellings were added with associated definitions including: Dwelling, Multiple-Family, Small-Scale (3-6 dwelling units [DU]); Dwelling, Multiple-Family, Large-Scale (7 or more DU). Dwelling, Townhouse was amended to include “or Townhome” with the amended definition “A building containing three or more attached single-family dwelling units, each of which extends from foundation to roof, has an individual exterior entrance, and shares one or two sidewalls with abutting dwelling units. Each townhouse or townhome may be located on an individual lot or may be part of a common ownership, condominium, homeowners’ association, or rental development.” ·Lot: “Land identified by legal description or tax account number which is filed or proposed to be filed in the County Clerk's office. A "lot" is considered to be a unit of transfer or a unit for development. This term also is used in reference to a parcel of land which is or may be occupied by a structure or use with accessories thereto, including the open spaces thereon but excluding any part thereof within the bounds of a highway.” ·Associated definitions including Lot Width and Parcel were added.
Proposed Text:	The Environmental Protection Overlay zoning district is proposed. Per the proposed Code, “The Environmental Protection Overlay District (EPOD) is established to safeguard the Town of Tully’s most sensitive environmental resources, including waterbodies, wetlands, steep slopes, shorelines, flood-prone areas, and critical habitats. The intent of this overlay is to supplement the underlying zoning regulations by imposing additional development standards that protect water quality, maintain habitat integrity, and prevent erosion or degradation of these natural assets.” The EPOD boundaries shall include “Lands designated by the Town Board as environmentally sensitive. Such areas may include, but are not limited to, wetlands, waterbodies, steep slopes, shorelines, flood-prone areas, and other natural resources identified through Town studies or site-specific analysis.” These boundaries are established and amended by the Town Board.

(cont'd): Regulations for the EPOD:
The EPOD does not change the permitted uses or bulk requirements of the underlying district. Where discrepancies exist between zoning districts, the more restrictive provision shall apply.

Prohibited Activities in the EPOD include the clear-cutting of trees except for a forestry operation with an approved management plan, the placement of structures or impervious surfaces within 100 feet of NYSDEC-regulated wetlands or 250 feet of a Town-designated, environmentally sensitive area, and grading or excavation on slopes greater than 25%, except as part of an approved site plan or erosion control plan.

Requirements: Projects exceeding 5,000 sf (0.11 acres) within the EPOD require a Stormwater Pollution Prevention Plan (SWPPP) and a minimum 50'-vegetated buffer to be maintained along all stream and drainage corridors within the EPOD.

A Special Use Permit may be requested where EPOD standards are demonstrated to be "infeasible due to parcel size, shape, or existing development."

Exemptions from regulations of the EPOD, "provided they comply with all applicable requirements of the underlying zoning district, § 280-9.I, lot coverage limits, setbacks, shoreline regulations, erosion and sediment control requirements, and any applicable county, state, or federal permits" include Boathouses, docks and other shoreline structures, and the ordinary repair, maintenance, or replacement in-kind of existing lawful structures.

(cont'd): Changes to the Zoning Map include adding the Environmental Protection Overlay District (EPOD) which appears to occur across the center of the southern portion of the Town, including many of the lands west of the Town/Village boundary.

Proposed Text: The Town proposes to change existing parking requirements to refine requirements based on the type of residential use. The proposed Code changes two parking spaces for a residential use to two spaces per DU for single- and two-family dwellings, 1.5 spaces per Townhouse DU. For multi-family dwellings, 1 space per studios/1-bedroom units and 1.5 spaces for units with two or more bedrooms. The Planning Board may reduce the required number of parking spaces where appropriate.

(cont'd): Additional standards for Commercial and Industrial Uses Adjacent to Residential Districts are proposed with provisions included requiring vegetative buffers, limits to hours of operation, noise standards, and outdoor lighting standards.

(cont'd): Short-Term Rentals (STR) regulations are to be added including STR's must be registered annually with Town Clerk, are subject to a $250 initial fee and $100 annual fee, and are limited to two persons per bedroom plus two additional persons, requiring one off-street parking space per bedroom, and establishing quiet hours of 9pm to 7am. Additionally, STR's are not permitted in accessory structures unless the structure is a permitted Accessory Dwelling Unit (ADU).

(cont'd): Regulations for Pre-existing Properties Under 1 Acre in the R-3 Zoning District are proposed including: New construction, rebuilding, additions, expansions, and accessory structures on pre-existing undersized lots in the R-3 District shall comply with the bulk requirements set forth herein and shall not create a new nonconformity or increase the degree of any existing nonconformity related to setbacks, building

	height, or lot coverage, unless an area variance is granted by the Zoning Board of Appeals. Any approval of new construction or rebuilding on a pre-existing undersized lot shall be subject to approval of the proposed sewage disposal system.
(cont'd):	§280-19 Reimbursable costs is proposed where in the Town states the need to obtain outside advice, expertise, and designs to allow thorough evaluation of proposals in the Town. The Town will have the ability to seek reimbursement of "legal, engineering and other professional consulting fees, expenses and costs incurred by the Town".
(cont'd):	Proposed changes to Schedule 1 – Land Uses include updating the legend for clarity, replacing residential dwellings to reflect new definition/categories, and allowing agricultural uses in the R-2 District.
(cont'd):	Proposed changes to Schedule II – Bulk Requirements include updates to the rear yard setback for all districts to be a fixed 20'-minimum, adjusting the side yard setback for accessory structures, and revising a Note for pre-existing lots under one acre in R-3 districts, directing the user to the specific standards within the Town Code.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

OCPB Case # Z-26-241

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Wetzel Storage LLC for the property located at 4664 Wetzel 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 Wetzel Road (Route 252), a county road; and

WHEREAS, the applicant is requesting four area variances related to lot and highway overlay setbacks, related to a proposed Battery Energy Storage System (BESS), on a 0.93-acre parcel in an Industrial 1 (I-1) zoning district; and

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

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

Wetland regulations require the applicant to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site. All delineated and confirmed wetlands and date of delineation 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, prior to or as a condition of plan approval.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-241
Type of Action: AREA VARIANCE
Applicant: Wetzel Storage LLC

Date Received: 9/23/2026
30-Day Deadline: 10/23/2026

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Located: at 4664 Wetzel Road

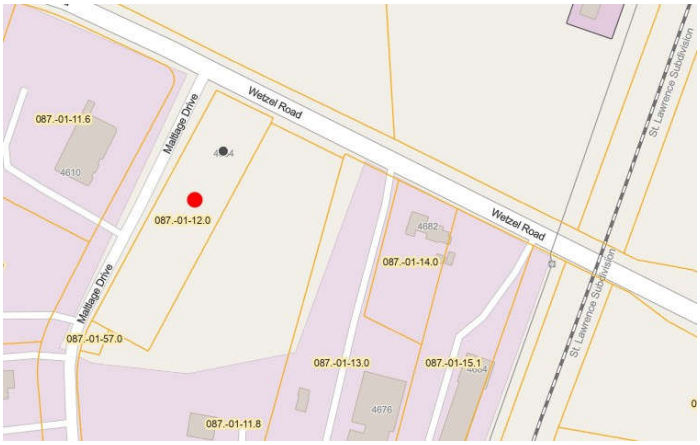
Tax Map Id: 087.-01-12.0

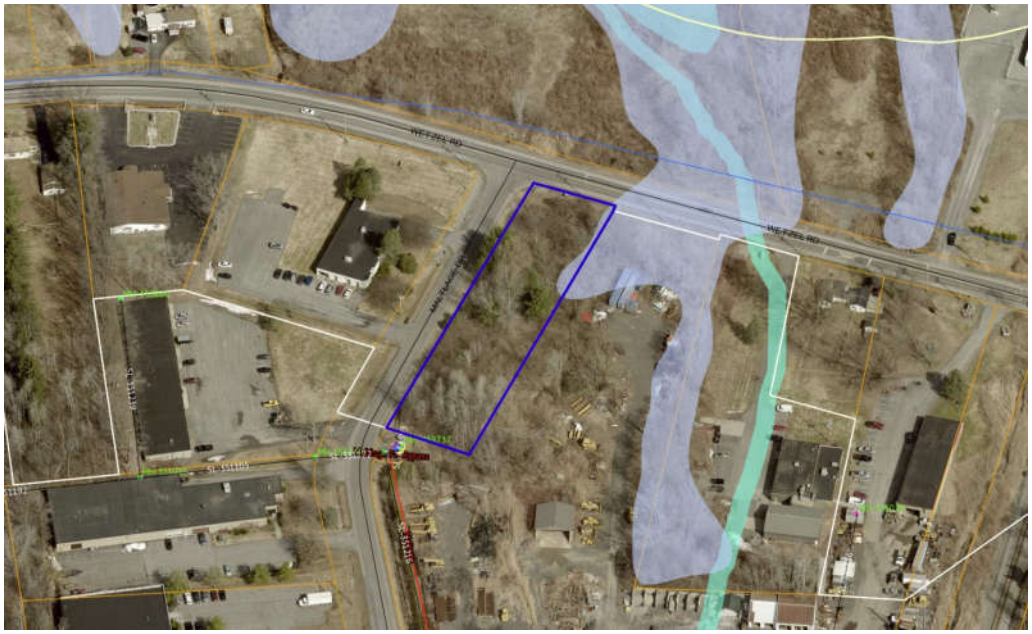
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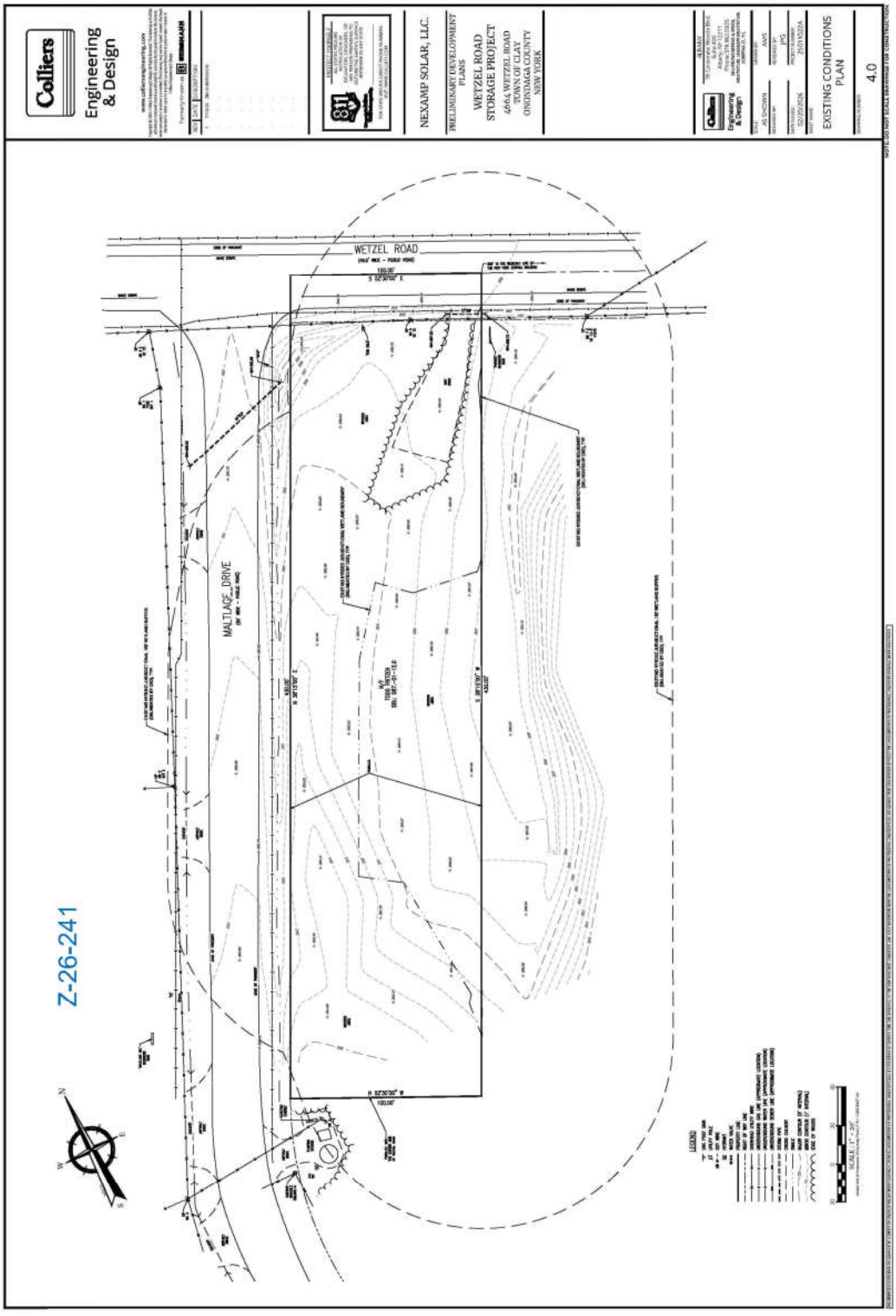
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Wetzel Road (Route 252), a county road

Summary:

the applicant is requesting four area variances related to lot and highway overlay setbacks, related to a proposed Battery Energy Storage System (BESS), on a 0.93-acre parcel in an Industrial 1 (I-1) zoning district






Colliers
Engineering & Design
NEXAMP SOLAR, LLC.
PRELIMINARY DEVELOPMENT PLANS
WETZEL ROAD STORAGE PROJECT
4664 WETZEL ROAD
TOWN OF CLAY
ONONDAGA COUNTY
NEW YORK
EXISTING CONDITIONS PLAN
4.0
WETZEL ROAD
MALTAGE DRIVE
Z-26-241

STAFF REVIEW:

Past Board Reviews:	Special permit referral (Z-26-11) to allow a 5 mW Battery Energy Storage System (BESS). The Board recommended Modification of the proposal, advising the applicant that per the Onondaga County Department of Transportation (OCDOT), the proposed access to Wetzel Road is prohibited and must be removed from the plans. The Board also encouraged the Town to consider adopting a comprehensive Battery Energy Storage Systems (BESS) ordinance, which has since occurred. Special permit and area variance referrals (Z-21-306, Z-21-307) to allow construction of a 60' x 80' building and establish a contractor's service yard on site. The Board offered No Position with Comment, advising the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) to discuss sewer availability and capacity.
Location:	The site is located along Wetzel Road, a county road, located in the Woodard Industrial Park. Surrounding land uses are a mix of industrial and commercial structures, a rail line, and vacant forested land. The closest residential parcel is located approximately 200' away.
Existing Site Layout:	The site is located at the southeast corner of Wetzel Road, a county road, and Maltlage Drive, a local road. Per aerial imagery from May 2024, the site appears to be vacant, containing trees and shrubbery.
Project Detail:	The applicant is proposing construction of a standalone 5 mW BESS with associated equipment, perimeter fencing, and gravel access roads on onto Maltlage Drive, a Town road. Per the Overall Site Plan and Site Plan, both dated 3/4/26, the BESS will be installed near the Wetzel Road frontage along with a transformer pad and other equipment pads. Underground electrical lines will connect the BESS to the rear of the site where the proposed utility recloser pad and riser pole will be located. Overhead wires will connect the site to the "proposed utility point of interconnection" located across Maltlage Drive from the site.
Variances:	The applicant requests four variances to allow the proposed project, which is located on a corner lot (100'x430'): ·Allow a front yard setback of 10.3' where 200' is required ·Allow a northwest side yard setback of 20' where 25' is required ·Allow a southeast side yard setback of 7.1' where 25' is required ·Allow the Designated Highway Overlay setback to be 35.2' where 115' is required A request letter from the applicant to the Clay ZBA dated 7/16/2026 notes: - the applicant requests the Board evaluate the application under the public utility variance standard established by NY courts. - the system will provide significant public benefits to the electric distribution system. - the site is one of a very limited number of sites within industrial zoning districts and in proximity to the National Grid substation. - a noise study certifies the system meets the 60dBA noise limits - the site design minimizes impacts to wetlands and buffer areas to the extent practicable.
Access:	Two driveways to Maltage Drive, a local road, are to provide access to the site. A 15'-

	wide driveway to the BESS and a 20'-wide driveway will provide access to the utility connection equipment at the rear of the site. Prior plans showed a proposed driveway onto Wetzel Road, which has been removed.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 12/17/25, 0.34 acres of the 0.99-acre site will be disturbed by the proposed project and the proposal will not generate stormwater runoff. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Wetlands:	GIS mapping shows the eastern boundary of the site, near the Wetzel Road frontage, may contain state wetlands and/or the 100-foot state wetland buffer. The proposed BESS appears to be outside of the wetland, but not the 100-foot buffer. Per the EAF, "The proposed development would encroach upon the 100' adjacent area associated with the existing wetland. Encroachments would include gravel access roadways, concrete equipment pads, and utility poles." The wetland boundary and 100-foot buffer are shown on the plans and labeled as being delineated by Colliers Engineering and Design (CED). The date of this delineation is not provided. The applicant letter indicates that coordination with the NYSDEC has been taking place, ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Drinking Water:	Per the referral notice, the site is served by public drinking water. Per the Topographic and Boundary Survey, water lines are located across Maltlage Drive from the site. Per the EAF, the project does not include connection to drinking water.
Wastewater:	Per the EAF and plans, the project does not include connection to public sewers. The site is located in the Wetzel Road Wastewater Treatment Plant service area, and is directly adjacent to a parcel containing the Maltage Pump Station, a County facility.
Project Detail:	A 10-foot high chain link fence with gated access are proposed, with two sides including acoustic barrier elements. A noise study was not included with referral materials, but was referenced in a letter to the ZBA as existing, and meeting noise regulations. Existing woods and shrubbery outside the disturbed area are to remain. No new landscaping is proposed.
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)
Other:	The project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF

Mapper).

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

OCPB Case # Z-26-242

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 Onondaga Town Board at the request of AC Hammer, LLC for the property located at 4701 Peregrine Way; 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 West Seneca Turnpike (Route 175), a state highway, and Makyes Road, a county road, and Onondaga Community College, a public institution located on county-owned land; and

WHEREAS, the applicant is proposing a zone change to amend the existing Planned Residential Community district plan to allow apartment buildings and smaller single-family residential lot sizes on an 88-acre parcel in a Planned Residential Community (PR-C) zoning district; and

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

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate NYS Route 175 access with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. Additionally, the applicant must incoporate a crosswalk across Route 175 into final site plans. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate Makyes Road access with the Department. To further meet Department requirements, the applicant must submit traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County

Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. This site sits in a strategic location near the Onondaga Hill business district, Onondaga Community College, a future bus rapid transit hub at OCC, and along a commuter corridor. The Board encourages the Town and applicant to consider this site for a continued integration of a mix of land uses and housing types as part of an evolving town center. A density and mix of uses near the frontage of the site, and pedestrian connections for the nearly 300 new housing units and commercial uses to nearby destinations may be considered assets to the community and site.

2. The site has substantial changes in elevation and topography across the site along with at least one wetland. Stormwater management details are not depicted or described in detail, but a possible stormwater basin is outlined at the rear of multiple lots already encumbered with a wetland area. The Board encourages the Town to require stormwater plans be provided to the Town to determine the viability of proposed lots with regard to steep slopes, wetlands, and drainage areas. Additionally, it is not common practice for stormwater basins to be located on multiple private lots, particularly without access/maintenance rights-of-way and agreements in place for municipalities, homeowners associations, or other entities to assume necessary management of such infrastructure.

3. The applicant is encouraged to incorporate landscaping into the design in the site with retaining as much tree-cover as possible, installing street trees along frontages, and adding landscaping and plantings to the apartment building area.

4. The Town is encouraged to consider imposing requirements for future road connection to the landlocked parcel adjacent to the south end of the site.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

October 07, 2026

Case Number: Z-26-242
Type of Action: ZONE CHANGE
Applicant: AC Hammer, LLC

Date Received: 9/24/2026
30-Day Deadline: 10/24/2026

RelatedCases:

Referring Board: Town of Onondaga Town Board

Located: at 4701 Peregrine Way

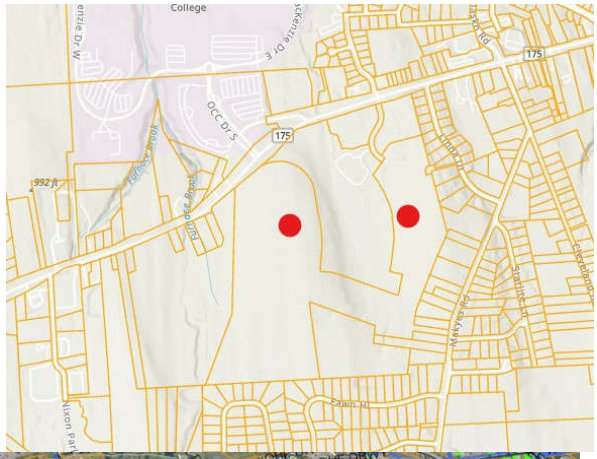
Tax Map Id: 028.-01-16.2

JURISDICTION:

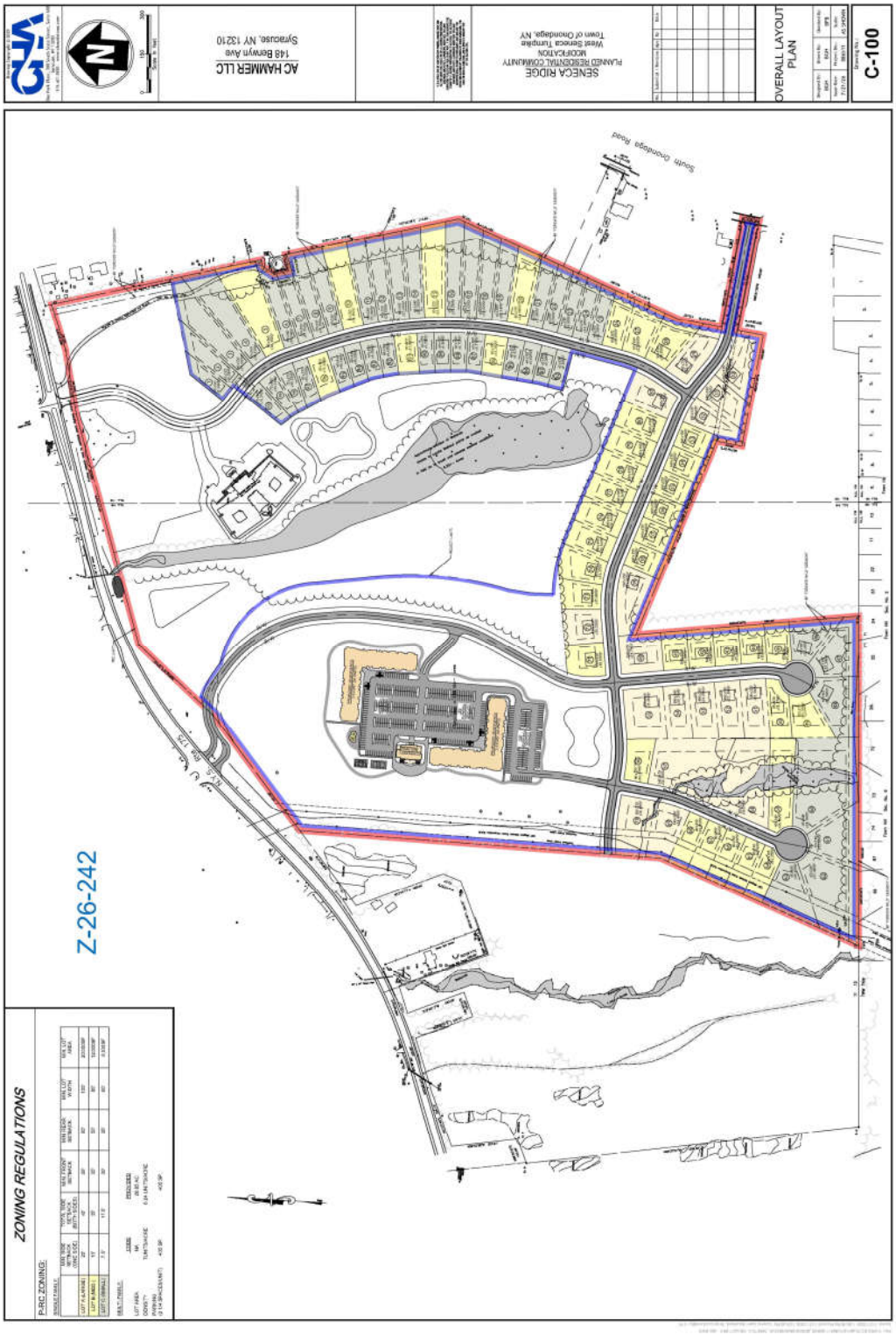
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and Makyes Road, a county road, and Onondaga Community College, a public institution located on county-owned land

Summary:

the applicant is proposing a zone change to amend the existing Planned Residential Community district plan to allow apartment buildings and smaller single-family residential lot sizes on an 88-acre parcel in a Planned Residential Community (PR-C) zoning district






C-100
OVERALL LAYOUT PLAN
SENECA RIDGE
PLANNED RESIDENTIAL COMMUNITY
MODIFICATION
West Seneca Turnpike
Town of Onondaga, NY
AC HAMMER LLC
148 Berwyn Ave
Syracuse, NY 13210
South Onondaga Road
Z-26-242
ZONING REGULATIONS
P-RC ZONING:

STAFF REVIEW:

Past Board Reviews:

·Zone change and site plan referrals (Z-14-142, Z-14-143) to change the site to Planned Residential Community (P-RC) to facilitate the Peregrine Landing Development and to construct Phase 1 of the project, a 35,675 sf memory care facility, a 46,000 sf office space, and 13 single-family lots. The Board recommended Modification, advising the applicant to coordinate with the NYS Department of Transportation (NYSDOT), Onondaga County Department of Transportation (OCDOT), the Onondaga County Water Authority (OCWA), and advising the applicant must provide Stormwater Pollution Prevention Plans (SWPPP) to the City of Syracuse, NYSDOT, and OCDOT. The Board also encouraged the applicant to coordinate with the Onondaga County Department of Water Environment Protection (WEP), encouraging a second ingress/egress point to the site plan, and encouraging the applicant to consider a mix of housing types, adding pedestrian, bicycle, and transit facilities, and the addition of community gathering spaces and amenities.

·Subdivision referrals (S-09-59, S-09-61, S-09-62) to subdivide 172.85 acres into approximately 175 lots as part of a five-phased development plan for a mixed-use residential, commercial and office business community.

·Zone change referral (Z-09-404) to change 129.69 acres to a Planned Residential Community (P-RC) to facilitate a planned residential community development featuring 99 single-family lots, 68 patio units, 81 townhouse units, and 46,000 square feet of office space.

Location:

The site is located along the south side of NYS Route 175 on Onondaga Hill, across from Onondaga Community College (OCC). The site is a wooded vacant parcel, surrounding the lot containing the Peregrine Senior Living complex.

The site abuts a 14-acre landlocked parcel to the south which would be near, but not connect to the proposed road infrastructure.

Project Detail:

The applicant proposes an amendment to the existing P-RC district plan to allow two multi-family apartment buildings and allow smaller single-family residential lot sizes than the previously approved district plan. Per an email with the Town attorney, the smallest lots (9,300 sf) were not previously permitted.

Per the Overall Layout Plan dated 7/21/26, the applicant proposes two 3-story apartment buildings, each to contain 90 units arranged on either side of the 297-space parking lot. A community building will also be constructed along the parking lot and a 108-space parking lot will be constructed along the south side of the southern building. This portion of the development, Phase 2, will be set back approximately 500’ from the NYS Route 175 frontage, west of the senior living facility.

Phase 1 includes 100 single-family lots arranged around internal roads in the southern and eastern portions of the site. The single-family lots are divided into three categories:
·17 lots: Lot A (large), 100’ minimum lot width, 20,000 sf (0.50 ac)
·39 lots: Lot B (medium), 80’ minimum lot width, 12,000 sf (0.28 ac)
·44 lots: Lot C (small), 60’ minimum lot width, 9,300 sf (0.21 ac)

Access:

Two points of access from NYS Route 175 will provide access to Phase 1 and 2 of development:

·Existing Peregrine Way, a local road, will provide access to the eastern, single-family side, of the development and will be extended to the south, terminating at the east/west internal road.

·A new east/west internal road extending from Makyes Road (County Route 129) to the western site boundary.

·A proposed road from NYS Route 175 will provide access to the western portion of the site, accessing NYS Route 175 opposite an Onondaga Community College (OCC) driveway. This road will cross the east/west road and terminate in a cul-de-sac.

·An additional internal road will extend from the southern apartment complex parking lot, cross the east/west road, and terminate in a cul-de-sac.

The applicant has provided multiple documents related to traffic at this location including: Traffic Impact Assessment Proposal dated 5/22/25 by GTS Consulting, a Traffic Impact Assessment Addendum dated 3/24/26 by GTS Consulting, and response letters from NYSDOT dated 12/18/25 and 7/9/26.

ADVISORY NOTE: The proposed driveway onto NYS Route 175 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 175 must meet Department requirements.
ADVISORY NOTE: The proposed driveway onto Makyes Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance.

Wetlands:

The Overall Layout Plan depicts a 1.04-acre wetland in the southwest corner of the site. The wetland is depicted crossing lots 57, 58, 59, 60, 69, and 70, crossing across the center of proposed lot 58. Building outlines are depicted on some of proposed lots, but not in this area.

A 6.25-acre wetland is depicted on the Senior Living parcel and per GIS mapping, appears to cross into the southeast corner of the site. The Overall Layout Plan does not depict this wetland crossing into the site and described the mapped wetland as the “approximate location”.

It is not clear if the wetlands have been delineated, when that delineation occurred, or by whom. Per the Environmental Assessment Form (EAF) dated 6/10/26, the proposal will not encroach into any wetlands.

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

Easements:

Per the Overall Layout Plan, a 100’-wide Niagara Mohawk Power Corporation right-of-way containing overhead power lines occurs along the western boundary of the site. Proposed Lots 62 through 70, along the western side of the western cul-de-sac, contain the right-of-way in the rear of those lots which significantly encroaches in presumed rear yard areas.

Stormwater: The proposal will result in 11 acres of impervious surface and "surface runoff will be directed to on site drainage collection systems." Stormwater basins and infrastructure are not depicted on the plans in the referral materials.

The site contains significant slopes, as steep as changing 70' in elevation over 0.10 miles in multiple areas.

There is an outlined area at the rear of proposed Lots 57, 58, 59, and 60 which may be a proposed stormwater basin.

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

Drinking Water: The site is to be served by public drinking water and the current proposal will result in an increase in flow. Correspondence with OCWA was included with the referral materials showing current coordination with that Authority. Per the EAF, the proposal is anticipated to require 84,920 gallons of drinking water per day and the project "will extend the existing OCWA water main along Makyes Road into the project site across from Country Side Drive. New water mains and services will be installed to each property."

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: The site is proposed to be served by public sewers, is located in the Metropolitan Wastewater Treatment Plant Service area, and the proposal will result in an increase in wastewater flow. A letter from WEP included in the referral materials confirms the project has received Capacity Assurance from the Department. Per the EAF, "the existing Town sanitary sewer main on Peregrine Way will be extended to the south. New sewer mains and services will be installed to each property."

Bike/Ped/Transit: The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located adjacent to a priority zone. Sidewalks or other pedestrian infrastructure are not shown on the plans.

Per aerial imagery, sidewalks are present on both sides of Route 175 from the Onondaga Hill Business district to City View Terrace (opposite the site) and to Linda Drive on the same side of Route 175 as the site.

The site is located approximately 0.25 miles west of the Onondaga Hill Business district and a future Bus Rapid Transit (BRT) hub at Onondaga Community College.

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.

Other: The site abuts a 14-acre landlocked parcel at the southwest corer, which wold be near but not connect to proposed road infrastructure (parcel 028.-01-30.2).

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

OCPB Case # Z-26-243

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Stewart's Shops Corp for the property located at 3566 State Route 31; 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 Route 31, a state highway; and

WHEREAS, the applicant is proposing an area variance for relief from setback requirements for Highway Overlay Type A for an accessory structure related to a proposed Stewart's Shops gas station and convenience store, on a 1.75-acre parcel in a Regional Commercial (RC-1) zoning district; and

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

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

While the Board offers No Comment on the proposed area variance, the Board offers the follow requirements and comments for the proposed development:

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate NYS Route 31 access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. 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.

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

condition of, municipal approval.

4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

5. The applicant and Town are advised to work with the New York State Department of Transportation related to the installation of sidewalk infrastructure along the Route 31 frontage, including crosswalk infrastructure at the Kimbrook Plaza entrance. Sidewalks connecting the building to roadside sidewalks, and to the plaza to the extent practicable, are also encouraged.

6. The applicant is encouraged to incorporate more plantings and landscaping to both improve the aesthetics of the site and improve stormwater conditions.

The motion wasmade by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

October 07, 2026

Case Number: Z-26-243
Type of Action: AREA VARIANCE
Applicant: Stewart's Shops Corp

Date Received: 9/25/2026
30-Day Deadline: 10/25/2026

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Located: at 3566 State Route 31

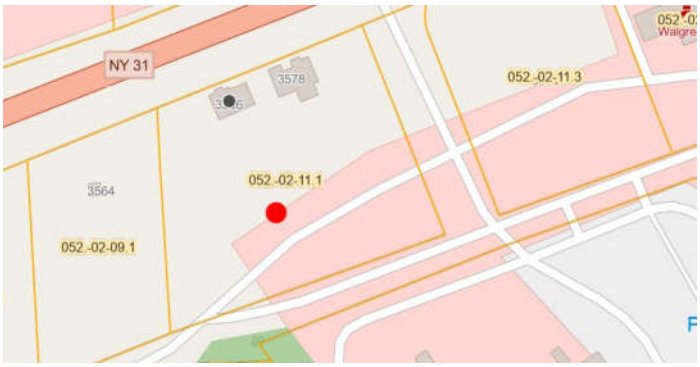
Tax Map Id: 052.-02-11.1

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 Route 31, a state highway

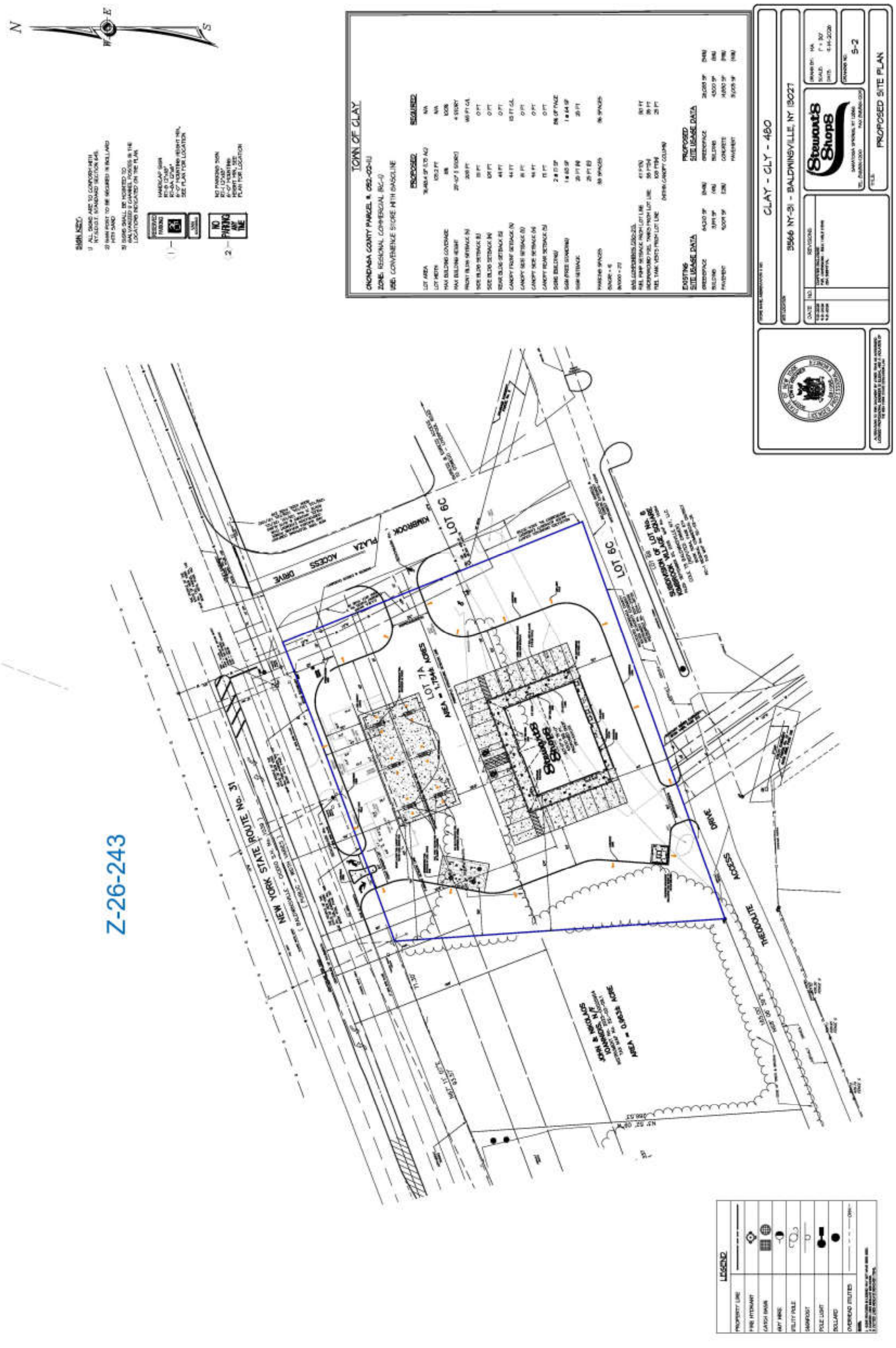
Summary:

the applicant is proposing an area variance for relief from setback requirements for Highway Overlay Type A for an accessory structure related to a proposed Stewart's Shops gas station and convenience store, on a 1.75-acre parcel in a Regional Commercial (RC-1) zoning district





Z-26-243


TOWN OF CLAY
CLAY - CLY - 480
5566 NY-31 - BALDWINSVILLE, NY 13027
PROPOSED SITE PLAN
S-2
NEW YORK STATE ROUTE No. 31
LOT 7A
LOT 6C
LEGEND

STAFF REVIEW:

Location:	The site is located along the Route 31 frontage of the Kimbrook Shopping Plaza. Per aerial imagery, the site appears to contain a vacant residential structure. Remnants of a previous segment of the plaza's internal road network crosses the rear (to be demolished). A residential development is located to the southwest of the site.
Proposed Site Layout:	The applicant is proposing to demolish the existing structures and construct a new 4,500 sf convenience store with 6-pump fueling station. Per the Proposed Site Plan Aerial dated 9/21/26, the fuel pumps are shown along the road frontage with the convenience store to the rear. No landscaping plans were submitted.
Variances:	The applicant requests an area variance to allow a Highway Overlay Type A setback from Route 31, of 94' where 115' from the centerline of NYS Route 31 is required by Town Code. Per the local application, the applicant states the proposed setback is in line with other nearby businesses, including other fueling stations. Additionally, the existing setback would limit the visibility of the fueling station which would reduce potential business.
Access:	Per the Site Plan, the site will have full access driveways to both the Kimbrook Plaza driveway to the east and the plaza's internal road to the rear (south). The applicant also proposes a right-in/right-out driveway to NYS Route 31. ADVISORY NOTE: The proposed driveway onto NYS Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.
Bike/Ped/Transit:	No sidewalks or pedestrian infrastructure are shown on the plan along road frontages in front of the site or connecting the building to the plaza's internal roadways. NYS Route 31 does have sidewalks east of site. Per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located at the intersection of Oswego Road and NYS Route 31, approximately 700' from the site.
Easements:	Per the Topographic Survey dated 7/31/26, the site has multiple easements on or near the subject parcel: ·An Ingress & Egress Easement occurs in the location of the Kimbrook Plaza driveway and the eastern boundary of the site occurs within this easement. ·A 30'-wide OCWA easement is located adjacent to the Kimbrook Plaza driveway. ·The Ingress & Egress and OCWA easements also occur in the location of the plaza's internal road, are noted as "Relocated", possibly relocated from the abandoned internal driveway, and appear to occur adjacent to the southern site boundary. ·A sanitary sewer easement extends from the southern site boundary into the plaza area. Per the Proposed Site Plan dated 9/21/26, it appears the proposed work will be

outside of these easements.

Stormwater: Per the Environmental Assessment Form (EAF) dated 9/21/26, 1.25 acres of the site will be disturbed by the proposed project and the project will result in 1.15 acres of impervious surface. Per the EAF, “on site stormwater handling with overflow to established conveyance systems.” Swales, basins, or other stormwater structures are not indicated on the plans.

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

Drinking Water: A new connection to public drinking water is proposed for the new building. Per the EAF, the proposed development is anticipated to utilize 1,100 gallons of drinking water per day.

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

Wastewater: A new connection to the public sewers along Route 31 is proposed for the new building. The site is located in Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service areas. Per the EAF, the development will require a sewer line extension to connect to a main.

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, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

Plants/Animals: The site may contain the 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 aerial imagery it appears that there are no wooded areas on the 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.

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

OCPB Case # Z-26-244

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of AJF Construction Company, LLC for the property located at 6701 Buckley 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 Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant proposes to convert a former hotel into 87 residential apartments on a 4.02-acre parcel in a Planned Commercial (C-3) and Repurposing and Reuse Floating Overlay (RROD) zoning district; and

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

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

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

2. The site is located within an Onondaga County Drainage District. If a Stormwater Pollution Prevention Plan (SWPPP) or drainage report are required, a copy of the report must be submitted to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The New York State Thruway Authority (NYSTA) requires a drainage and grading plan and a lighting plan to the Authority 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.

The Board also offers the following comment:

The Board encourages the Town and applicant to modify the site plan and coordinate with the adjacent landowner along Buckley Square Drive to improve and enhance landscape screening for adjacent residential uses.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-244
Type of Action: SITE PLAN
Applicant: AJF Construction Compa

Date Received: 9/25/2026
30-Day Deadline: 10/25/2026

RelatedCases: Z-26-245

Referring Board: Town of Salina Zoning Board of Appeals

Located: at 6701 Buckley Road

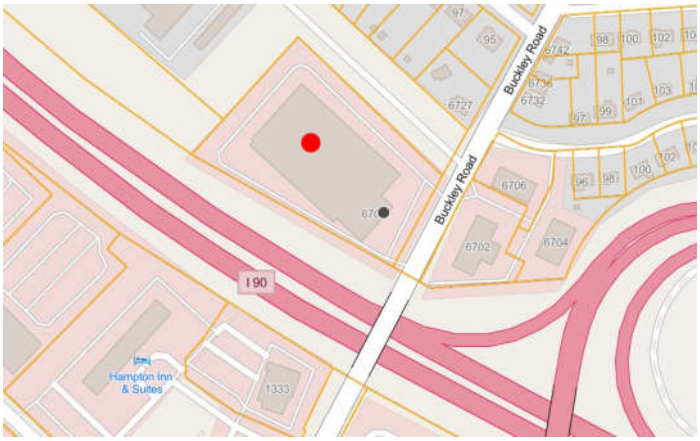
Tax Map Id: 074.-03-01.0

JURISDICTION:

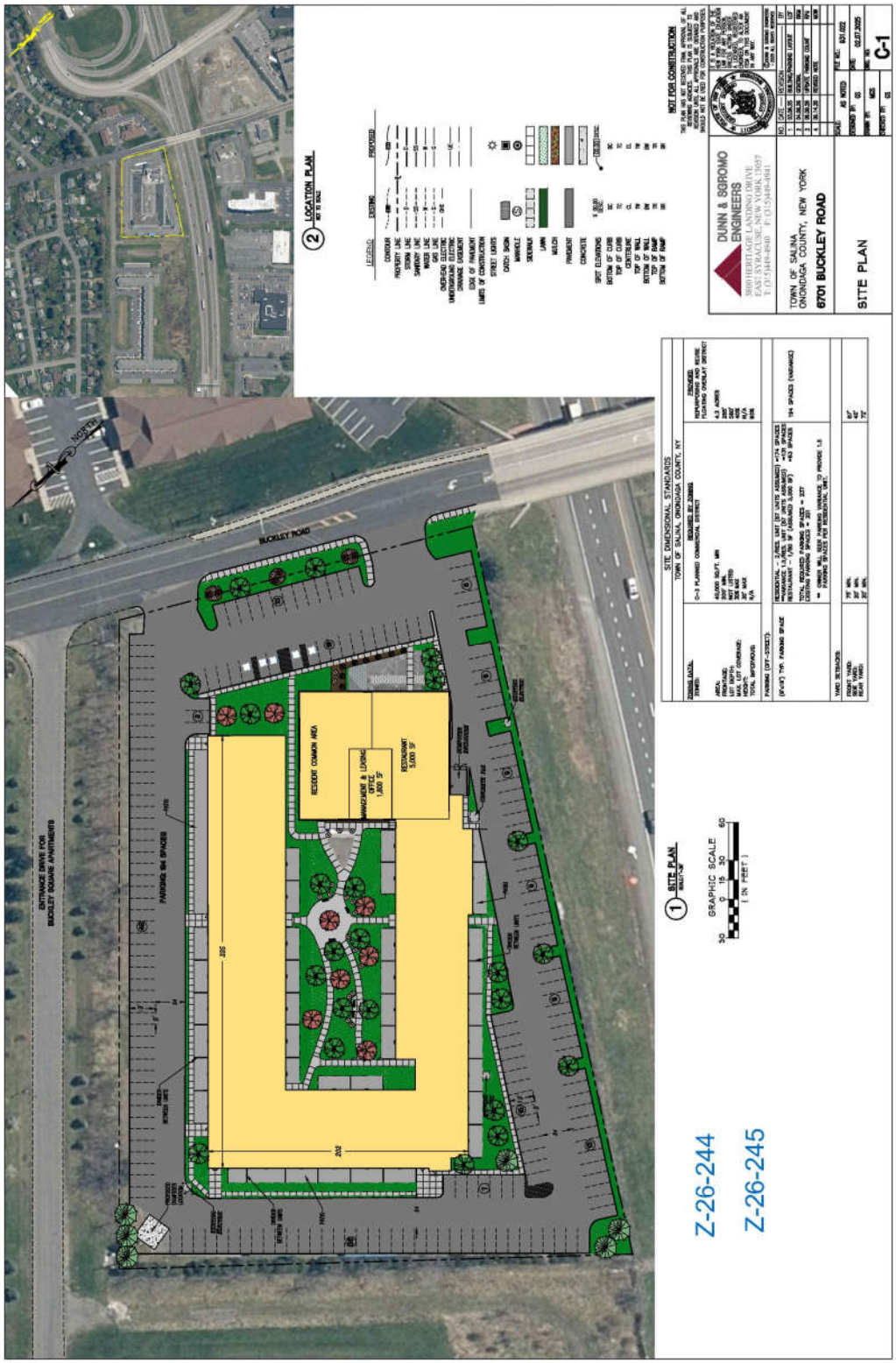
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway

Summary:

the applicant proposes to convert a former hotel into 87 residential apartments on a 4.02-acre parcel in a Planned Commercial (C-3) and Repurposing and Reuse Floating Overlay (RROD) zoning district






Z-26-244
Z-26-245
SITE PLAN
6701 BUCKLEY ROAD
TOWN OF SALINA
ONONDAGA COUNTY, NEW YORK
DUNN & GIGROMO ENGINEERS
C-1
LOCATION PLAN
SITE PLAN
GRAPHIC SCALE
BUCKLEY ROAD
ENTRANCE DRIVE FOR BUCKLEY SQUARE APARTMENTS
RESIDENT COMMON AREA
MANAGEMENT & LEASING OFFICE 1,800 S.F.
RESTAURANT 5,000 S.F.
PARKING 194 SPACES

STAFF REVIEW:

Past Board Reviews:	Three zone change referrals to allow this proposed redevelopment: Zone change referral (Z-25-149) to apply the Repurposing and Reuse Floating Overlay District (RROD) to the site. Zone change referral (Z-25-214) to Multi-Family Residential / Commercial (R-5) Zone change referral (Z-26-176) to apply the RROD. (Withdrawn due to lack of substantial changes from previous referrals.) The Board offered requirements and a comment regarding the proposed re-development: ·To coordinate Buckley Road access plans with the Onondaga County Department of Transportation (OCDOT). ·To submit a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (WEP) due to the site's location within a county drainage district. ·To submit a drainage and grading plan and a lighting plan to the New York State Thruway Authority (NYSTA) for review. ·The Board provided a comment encouraging a reduction in parking and asphalt along with the addition of landscaping around the parking lots and along road frontages to improve aesthetics and stormwater quality while reducing stormwater runoff.
Concurrent Reviews:	Area variance referral (Z-26-245) to exceed lot coverage requirements and allow a reduction in parking requirements.
Location:	The site is a former Comfort Inn located on Buckley Road in an area characterized by a mix of commercial land uses along major routes with residential neighborhoods and apartment complexes. The site abuts the NYS Thruway to the southeast, the Buckley Square Senior Apartments to the northwest, a single-family neighborhood to the north, and offices across Buckley Road from the site.
Existing Site Layout:	The site contains a former Comfort Inn building surrounded by parking lots with two full access driveways to Buckley Road.
Proposed Site Layout:	The applicant is proposing redevelopment of a hotel to contain 87 dwelling units (DUs) and an approximately 5,000 sf restaurant. Per the Site Plan dated 9/14/26, the exterior footprint of the building will remain mostly the same with the resident common area, management & leasing office, and restaurant to be located at the front of the building. The center of the building will be removed and an interior courtyard will be installed. It appears that ground floor apartments will have patios. Dumpster enclosures will be located along the southeast of the building and in the northwest corner of the site. It appears that some impermeable surface will be removed around the perimeter of the building, within the interior courtyard, and around the parking lot. The total number of parking spaces will be reduced. Trees/shrubbery are shown around the parking lot, around the building, in the interior courtyard, and along the Buckley Road frontage. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements.

Parking:	Per a chart on the Site Plan, the site has 251 existing spaces, 237 are required by Town Code, and the proposed redevelopment will result in 194 parking spaces.
Variances:	The applicant requests two variances: to allow 40% lot coverage where 30% is allowed and to allow 1.5 parking spaces per dwelling unit (DU) where 2 spaces per DU are required.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/8/26, 0.98 acres of the site will be disturbed by the proposed project. It appears impermeable surface on site will be reduced. Stormwater infrastructure is not indicated on the plans. The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed. The conversion of the site to apartments and a restaurant is anticipated to result in an increase in use. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. The change in use is anticipated to result in an increase in wastewater flow. ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. Additionally, unless it can be demonstrated that anticipated sanitary flows will not change from previous flows, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://www.ongov.net/wep/CapacityAssuranceReviews.html
Watersheds:	The site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper).

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

OCPB Case # Z-26-245

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of AJF Construction Company, LLC for the property located at 6701 Buckley 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 Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is requesting area variances to reduce parking requirements and allow greater lot coverage to facilitate the redevelopment of an existing hotel into apartments and a restaurant on a 4.02-acre parcel in a Planned Commercial (C-3) and Repurposing and Reuse Floating Overlay (RROD) zoning district; and

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

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

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

2. The site is located within an Onondaga County Drainage District. If a Stormwater Pollution Prevention Plan (SWPPP) or drainage report are required, a copy of the report must be submitted to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The New York State Thruway Authority (NYSTA) requires a drainage and grading plan and a lighting plan to the Authority 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.

The Board also offers the following comment:

The Board encourages the Town and applicant to modify the site plan and coordinate with the adjacent landowner along Buckley Square Drive to improve and enhance landscape screening for

adjacent residential uses.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-245
Type of Action: AREA VARIANCE
Applicant: AJF Construction Compa

Date Received: 9/25/2026
30-Day Deadline: 10/25/2026

RelatedCases: Z-26-244

Referring Board: Town of Salina Zoning Board of Appeals

Located: at 6701 Buckley Road

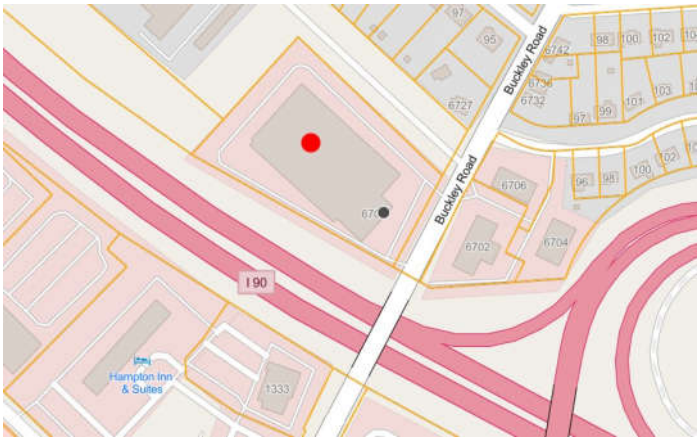
Tax Map Id: 074.-03-01.0

JURISDICTION:

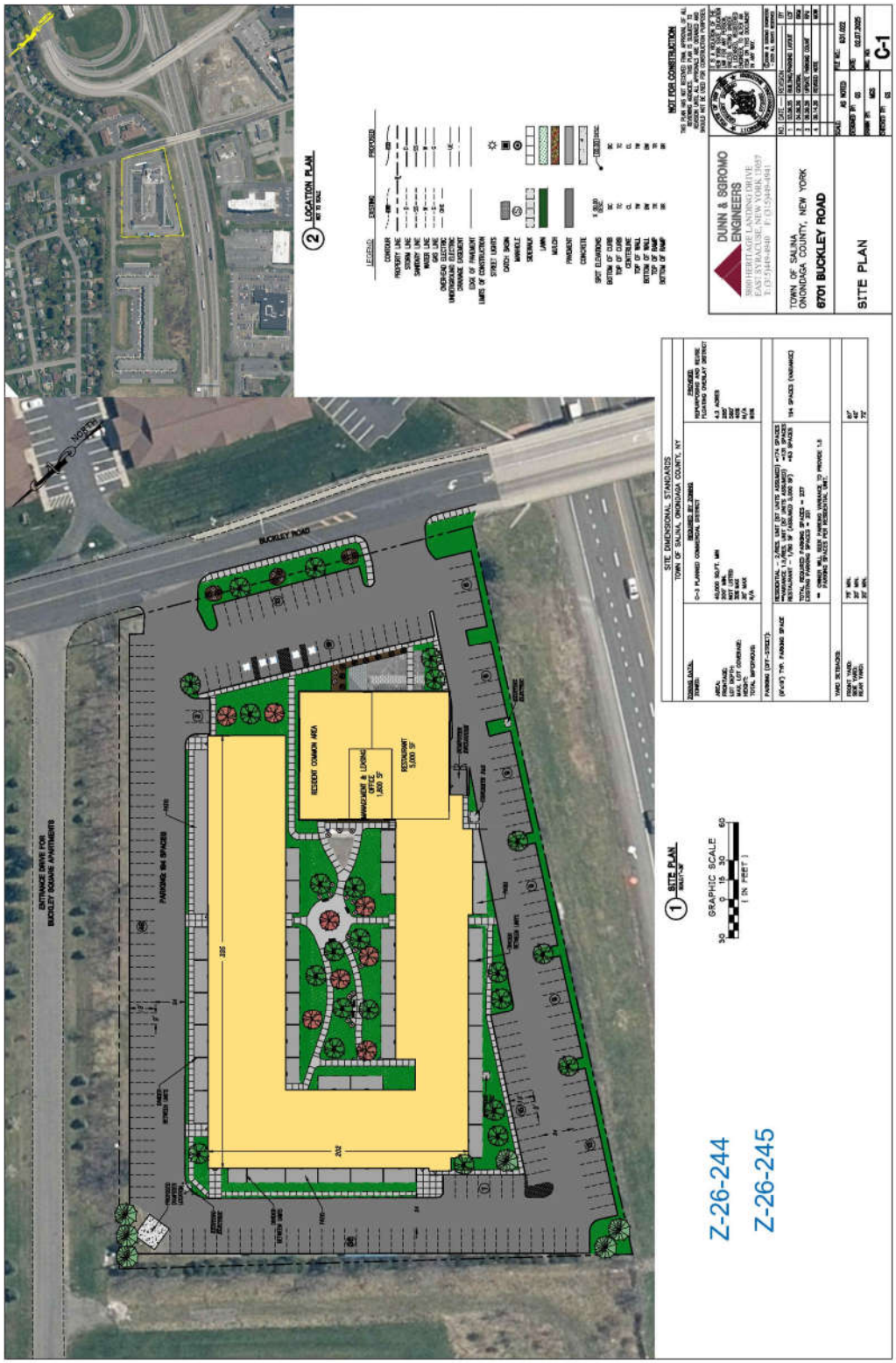
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway

Summary:

the applicant is requesting area variances to reduce parking requirements and allow greater lot coverage to facilitate the redevelopment of an existing hotel into apartments and a restaurant on a 4.02-acre parcel in a Planned Commercial (C-3) and Repurposing and Reuse Floating Overlay (RROD) zoning district






Z-26-244
Z-26-245
DUNN & GIGROMO ENGINEERS
TOWN OF SALINA
ONONDAGA COUNTY, NEW YORK
6701 BUCKLEY ROAD
SITE PLAN
C-1
BUCKLEY ROAD
ENTRANCE DRIVE FOR BUCKLEY SQUARE APARTMENTS
RESIDENT COMMON AREA
MANAGEMENT & LEASING OFFICE 1,800 S.F.
RESTAURANT 5,000 S.F.
GRAPHIC SCALE
1 SITE PLAN
2 LOCATION PLAN

STAFF REVIEW:

Past Board Reviews:	Three zone change referrals to allow this proposed redevelopment: Zone change referral (Z-25-149) to apply the Repurposing and Reuse Floating Overlay District (RROD) to the site. Zone change referral (Z-25-214) to Multi-Family Residential / Commercial (R-5) Zone change referral (Z-26-176) to apply the RROD. (Withdrawn due to lack of substantial changes from previous referrals.) The Board offered requirements and a comment regarding the proposed re-development: ·To coordinate Buckley Road access plans with the Onondaga County Department of Transportation (OCDOT). ·To submit a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (WEP) due to the site's location within a county drainage district. ·To submit a drainage and grading plan and a lighting plan to the New York State Thruway Authority (NYSTA) for review. ·The Board provided a comment encouraging a reduction in parking and asphalt along with the addition of landscaping around the parking lots and along road frontages to improve aesthetics and stormwater quality while reducing stormwater runoff.
Concurrent Reviews:	Site plan referral (Z-26-244) to re-develop the site into apartments.
Location:	The site is a former Comfort Inn located on Buckley Road in an area characterized by a mix of commercial land uses along major routes with residential neighborhoods and apartment complexes. The site abuts the NYS Thruway to the southeast, the Buckley Square Senior Apartments to the northwest, a single-family neighborhood to the north, and offices across Buckley Road from the site.
Existing Site Layout:	The site contains a former Comfort Inn building surrounded by parking lots with two full access driveways to Buckley Road. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements.
Proposed Site Layout:	The applicant is proposing redevelopment of a hotel to contain 87 dwelling units (DUs) and an approximately 5,000 sf restaurant. Per the Site Plan dated 9/14/26, the exterior footprint of the building will remain mostly the same with the resident common area, management & leasing office, and restaurant to be located at the front of the building. The center of the building will be removed and an interior courtyard will be installed. It appears that ground floor apartments will have patios. Dumpster enclosures will be located along the southeast of the building and in the northwest corner of the site. It appears that some impermeable surface will be removed around the perimeter of the building, within the interior courtyard, and around the parking lot. Trees/shrubbery are shown around the parking lot, around the building, in the interior courtyard, and along the Buckley Road frontage.
Variances:	The applicant requests two variances: to allow 40% lot coverage where 30% is

allowed and to allow 1.5 parking spaces per dwelling unit (DU) where 2 spaces per DU are required.

The redevelopment of the site is converting a hotel to apartments, utilizing the existing building footprint. Such redevelopment does not allow for major changes in lot coverage.

Per Town Code, the restaurant use requires 63 parking spaces will be satisfied onsite. The applicant is requesting a reduction in parking requirements for the apartment use only, for 1.5 versus 2 spaces per unit (131 spaces where 174 are required). A total of 194 spaces are proposed, a reduction from the existing 251 spaces.

Stormwater: Per the Environmental Assessment Form (EAF) dated 9/8/26, 0.98 acres of the site will be disturbed by the proposed project. It appears impermeable surface on site will be reduced. Stormwater infrastructure is not indicated on the plans.

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

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

Drinking Water: The site is served by public drinking water and no changes to the existing infrastructure are proposed. The conversion of the site to apartments and a restaurant is anticipated to result in an increase in use.

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

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas. The change in use is anticipated to result in an increase in wastewater flow.

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

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

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

OCPB Case # Z-26-246

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of Common Goals PMA, LLC for the property located at 116 Washington Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Washington Street (Route 92) and East Seneca Street (Route 173), both state highways; and

WHEREAS, the applicant is proposing various renovations to a two-family residential property on a 0.4-acre parcel in a Residential (R-1) zoning district; and

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

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

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Washington Street access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

The Board also offers the following comments:

1. The Village is encouraged to ensure the proposed driveway modifications do not affect the neighborhood drainage easement.

2. Given the site's location adjacent to a NYS Historic District, the applicant is encouraged to ensure any NYS Historic Preservation Office (SHPO) regulations are followed and necessary permits obtained.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded

as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

Case Number: Z-26-246
Type of Action: SITE PLAN
Applicant: Common Goals PMA, LL

Date Received: 9/28/2026
30-Day Deadline: 10/28/2026

RelatedCases:

Referring Board: Village of Manlius Planning Board

Located: at 116 Washington Street

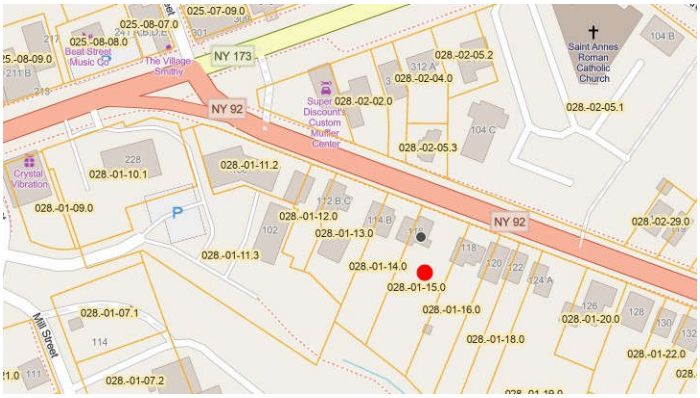
Tax Map Id: 028.-01-15.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Washington Street (Route 92) and East Seneca Street (Route 173), both state highways

Summary:

the applicant is proposing various renovations to a two-family residential property on a 0.4-acre parcel in a Residential (R-1) zoning district





Z-26-246

DONAHOE GROUP
ARCHITECTURE & PLANNING, P.C.
MANLIUS, NEW YORK 13104
315 679 9566 FAX 315 679 3560

ALTERATIONS FOR:
PROPERTY MANAGEMENT ALLIANCE
116 WASHINGTON ST
VILLAGE OF MANLIUS, NEW YORK 13104

SITE PLAN

SUBMISSION	DATE
Rv.1 - PB/ZBA MEETING	09/22/2026

DRAWN LSA | CHECKED | DATE 06/10/2026 | PROJECT 26067

S-1

ZONING USE DISTRICT - (R-1) RESIDENTIAL

	EXISTING	PROPOSED	REQUIRED
MAX. BUILDING HT.	±22'-0"	UNCHANGED	35'-0"
MIN. LOT AREA	18,739 S.F.	UNCHANGED	15,000 S.F.
MIN. LOT WIDTH	76.5	UNCHANGED	90'-0"
MAX. LOT COVERAGE	8.81%	9.45%	35%
BUILDING	1,204 S.F.	1,204 S.F.	
COVERED PORCH	430 S.F.	270 S.F.	
DECK/PATIO	0 S.F.	281 S.F.	
BBQ PIT	17 S.F.	17 S.F.	
TOTAL:	1,651 S.F.	1,772 S.F.	
MIN. FRONT YARD	15.2'	UNCHANGED	35'
MIN. SIDE YARDS	2.6' & 30.1'	2.6' & 29.85'	10' ONE SIDE/ 30' TOTAL BOTH SIDES
MIN. REAR YARD	172.76'	UNCHANGED	25% OF LOT DEPTH 61.25'
MIN. LIVING AREA	2,344 S.F.	2,344 S.F.	1,800 S.F.

SITE PLAN
1" = 20'-0"

STAFF REVIEW:

Location:	The site contains a 2-family house and driveway located along Washington Street (NYS Route 92), south of its intersection with East Seneca Street (NYS Route 173) in the Village of Manlius. Per aerial imagery, the rear of the site is covered by lawn and trees.
Project Detail:	Per the referral notice, the applicant is proposing interior and exterior renovations to the site including narrowing the curb cut to 12', extending the driveway to the rear of the house, and replacing the rear porch with a new rear deck/patio. Narrowing of the driveway is not depicted on the Site Plan dated 9/22/26. The proposed driveway will be extended to a new rear 6-car gravel parking area. A new sidewalk connecting the front door to rear parking area is proposed. The use of the site is not changing and the structure is not being expanded or changed. ADVISORY NOTE: The proposed driveway onto NYS Route 92 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance.
Other:	The Site Plan indicates several existing zoning non-conformities including lot width (76.5' where 90' required), front yard setback (15.2' where 35' required), and side yard setback (2.6' and 30.1' where 10' one side/30' total both sides).
Easements:	Per the Site Plan, a 20'-wide sewer easement belonging to the Onondaga County Department of Water Environment Protection (WEP) crosses the rear yard. The parking area will be adjacent to, but not encroach into the sewer easement. A 10'-wide Village drainage easement occurs along the eastern parcel boundary in the location of the existing gravel driveway.
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 Meadowbrook-Limestone Wastewater Treatment Plant and Manlius Pump Station service areas.
Plants/Animals:	The site may contain the Northern Long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project
Historic Resources:	The site is located across Washington Street from the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

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

OCPB Case # Z-26-247

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 Micron NY Semiconductor Manufacturing LLC for the property located at 8533 Brewerton Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing to construct a 4,300 foot driveway from the Micron Semiconductor Campus to Brewerton Road via an adjacent parcel on a 28-acre parcel in a General Commercial (GC) zoning district; and

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

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

The New York State Department of Transportation requires the applicant to coordinate driveway access onto NYS Route 11 with the Department, prior to, or as a condition of, local site plan approval.

The motion wasmade by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - Yes; Michael LaFlair - Yes, Marty Masterpole - yes, Don Radke - Yes, Renee Dellas - Yes, Craig Dennis - Yes

ONONDAGA COUNTY PLANNING BOARD **October 07, 2026**
Actions on GML Section 239 Referrals

Case Number: Z-26-247
Type of Action: SITE PLAN
Applicant: Micron NY Semiconducto

RelatedCases:

Referring Board: Town of Cicero Planning Board

Date Received: 9/28/2026
30-Day Deadline: 10/28/2026

Located: at 8533 Brewerton Road

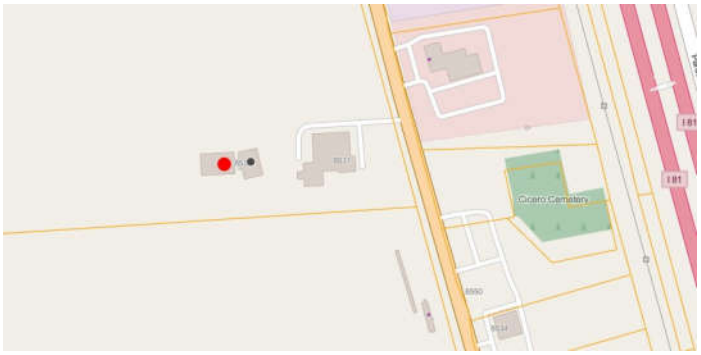
Tax Map Id: 091.-01-02.1

JURISDICTION:

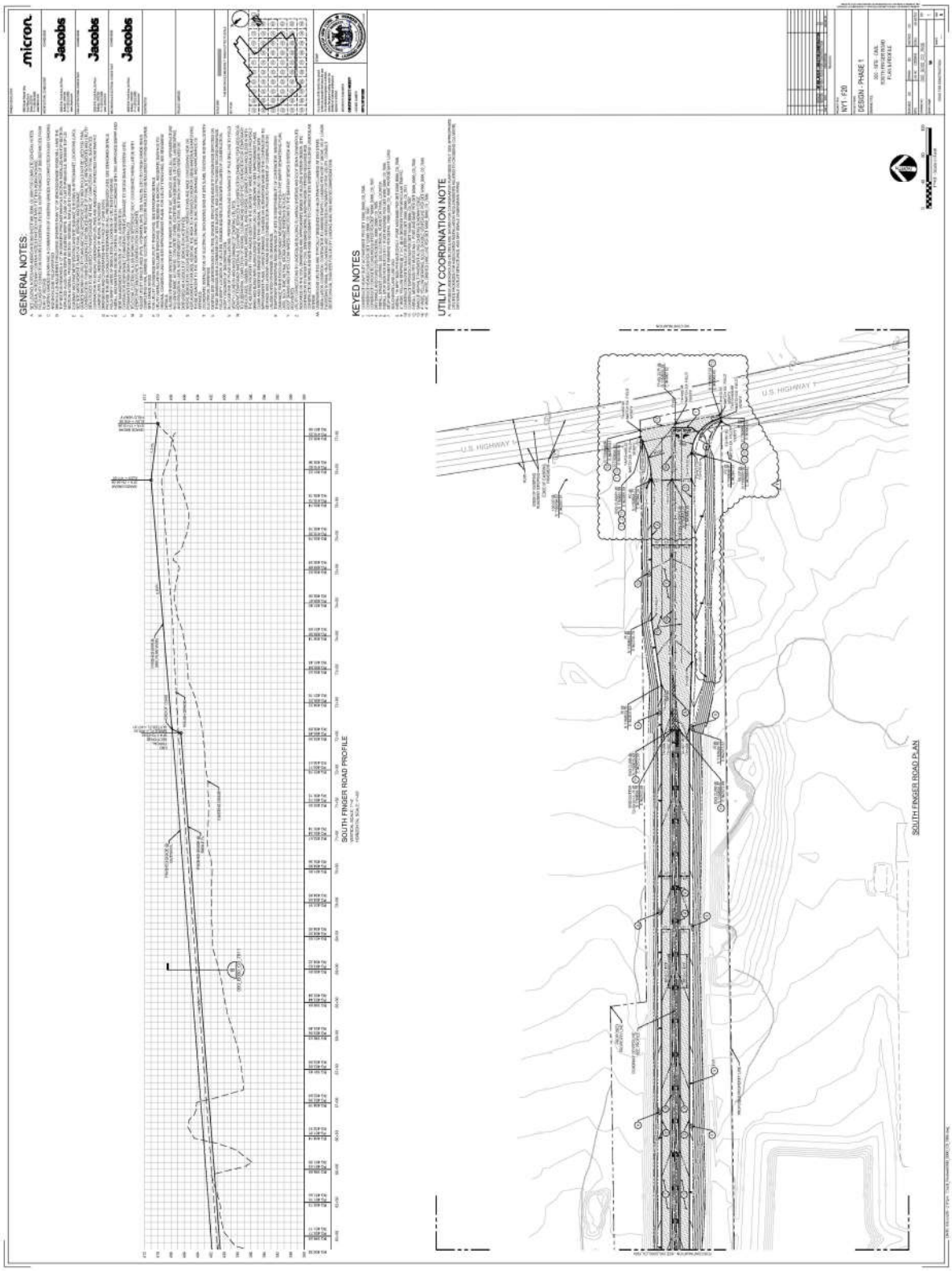
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay

Summary:

the applicant is proposing to construct a 4,300 foot driveway from the Micron Semiconductor Campus to Brewerton Road via an adjacent parcel on a 28-acre parcel in a General Commercial (GC) zoning district






micron
Jacobs
Jacobs
Jacobs
GENERAL NOTES:
KEYED NOTES
UTILITY COORDINATION NOTE
U.S. HIGHWAY 1
U.S. HIGHWAY 1
SOUTH FINGER ROAD PROFILE
SOUTH FINGER ROAD PLAN

STAFF REVIEW:

Past Board Reviews:	The Board has recently reviewed multiple cases related to the Micron project – ·Subdivision referral (S-26-5) to separate a lot to be used for the currently proposed access to the Micron site. ·Site Plan (Z-25-290) and Area Variance (Z-25-291) referrals for the manufacturing facility ·Site Plan (Z-25-292) and Area Variances (Z-25-293) for an associated rail spur project, across Caughdenoy Road from the Micron site. ·Subdivision referral (S-25-42) to combine 34 parcels into one new 819-acre lot for the lands within the Town of Clay. The Board has also reviewed two local laws and a zone change referral related to the White Pine Commerce Park (Z-24-258, Z-25-50, Z-23-158).
Location:	The site is located along Brewerton Road (US Route 11) in an area characterized by commercial uses along Brewerton Road with wooded areas and wetlands to the rear of the western parcels. The rear of the site abuts the municipal boundary between the Town of Cicero and the Town of Clay. Per aerial imagery, the newly subdivided lot is vacant and contains trees and scrublands.
Proposed Site Layout:	The applicant is proposing to utilize this site to provide Brewerton Road (US Route 11) access to the Micron Campus, located within the Town of Clay. Per the referral notice, the driveway will be approximately 4,300' in length, 2,500' of which occurs on the recently created parcels on Route 11 within the Town of Cicero. The proposed driveway will be constructed east/west, across the new lot. Per the Site – Civil South Finger Road Plan & Profile Plan dated 6/4/26, the driveway will be four lanes near Brewerton Road, two lanes in/two lanes out. The driveway will be 60'-wide near Brewerton Road and will narrow to 30'-wide to the rear of the parcel. Swales are shown along the driveway. Per the Landscape South Finger Road Plan dated 9/18/25, a tree barrier will be planted between the driveway and the southern lot boundary. ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements.
Wetlands:	GIS mapping shows the western side of the site may contain a federal wetland and most of the site may contain state wetlands. Wetland boundaries are not apparent on the plans depicting the proposed driveway. As part of the overall Micron EIS, including this parcel, a wetland mitigation plan has been completed and NYS Department of Environmental Conservation permits have been obtained.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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

ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Salina Zoning Board of Appeals

FROM: Troy Waffner, Director of Planning

DATE: Friday, October 2, 2026

RE: GML Administrative Review - at 615 Old Liverpool Road

RECOMMENDATION: No Position With Comment

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

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

CASE NUMBER: Z-26-234

REFERRING BOARD: Town of Salina Zoning Board of Appeals

DATE RECEIVED: 9/15/2026

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Niagara Mohwak Power Corporation d/b/a National Grid

LOCATION: at 615 Old Liverpool Road

WITHIN 500' OF: Old Liverpool Road (Route 137), a county road, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park

TAX ID(s): 089.-01-29.0

PROPOSAL: The applicant is requesting several area variances related to fencing on a 0.44-acre lot in a Neighborhood Commercial (C-1) zoning district. The site contains an existing National Grid substation, located along Old Liverpool Road, east of Onondaga Lake Parkway, in an area characterized by a mix of residential and commercial uses.

The applicant is proposing updates to the substation including replacing the perimeter fence, enlarging the current fenced area, and removing and replacing substation equipment. To allow the site updates, the applicant is requesting variances related to the proposed fencing: allowing a rear setback of 11’9” where a minimum 25’ is required, allowing a 9’-tall fence in the front yard where a maximum of 4’ is allowed, and to allow barbed wire fencing where barbed wire fences are not permitted.

Per the Site Plan dated 3/2025, the new fenced perimeter will be approximately

101’ x 95’. The exact size of the existing fenced perimeter is not provided, but it appears the rectangular area will be expanded by approximately 18’ and 14’.

Per the Town, the other proposed updates to the site do not require site plan review and will not be referred to the Onondaga County Planning Board.

The site is accessed via a gravel driveway to Old Liverpool Road (County Route 137). No changes to the existing access are shown on the plans.

ADVISORY NOTE(S): Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements.

RECOMMENDATION: No Position With Comment

Comment(s): Given the site's location on a prominent corridor and proximity to residential uses, the Town and applicant are encouraged to explore additional screening and upgraded fencing along the property's frontage.

ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Otisco Town Board

FROM: Troy Waffner, Director of Planning

DATE: Friday, October 2, 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 with any questions.

CASE NUMBER: Z-26-235

REFERRING BOARD: Town of Otisco Town Board

DATE RECEIVED: 9/16/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Otisco

LOCATION: Town-Wide

WITHIN 500' OF: The adoption or amendment of a zoning ordinance or local law

PROPOSAL: The applicant is proposing Local Law No. 4 of 2026 to impose a 4-month moratorium on commercial and industrial construction in the Town of Otisco. Per the proposed moratorium, “recent unregulated proliferation of certain commercial and industrial activities has generated significant concern among Town residents and the Town Board.” Additionally, the Town recognizes that the “unrestrained effect of high impact commercial and industrial activities is a hazard to such health, safety, and welfare of the citizens of the Town necessitating the regulation and restraint thereof.” Specifically, the Town cites concerns regarding the protection of the residential and agricultural character of the Town, “surface freshwater and groundwater quality and quantity, the potential for sediment and soil erosion, and the release of potential air pollutants.” The Town also expresses concerns regarding “certain commercial industrial activities [creating] more demand for water and for wastewater treatment facilities to dispose of byproduct.”

The Town Board proposes the four-month moratorium to “allow the Town Board to continue to conduct a comprehensive review of the Town's existing local laws, State and federal laws and to consider enacting additional local laws and

regulations in order to protect the Town's character and natural resources from high impact commercial and industrial development."

During the moratorium period, "no building permits, septic system permits or approvals, or any other governmental approvals shall be issued, and no construction shall commence for any new commercial or industrial development within the Town of Otisco." The moratorium will apply to "the issuance of permits, land use approvals, site plan approvals, subdivision approvals and any other authorizations required for commercial and industrial construction."

Exempt from the moratorium are previous approvals and validly issued permits. Specific exemptions from the moratorium include permits or approvals for certain residential structures, interior renovations that do not increase the building's square footage, permits related to safety or emergency repairs, certain subdivisions, agricultural permits or approvals (not including farm operations related to slaughterhouses or meat processing), telecommunication towers, and solar energy applications over which the Town has jurisdiction.

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

ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the Town of Marcellus Town Board

FROM: Troy Waffner, Director of Planning

DATE: Friday, October 2, 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 with any questions.

CASE NUMBER: Z-26-240

REFERRING BOARD: Town of Marcellus Town Board

DATE RECEIVED: 9/23/2026

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Marcellus

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

PROPOSAL: The Town is proposing Local Law No. E-2026 to impose a 12-month moratorium on commercial cryptocurrency mining operations, data mining, data processing and data storage facilities in the Town of Marcellus. Per the proposed law, the Town recognizes commercial cryptocurrency mining operations, data mining, data processing centers and data storage facilities, can have a high demand for energy, cooling, and water mechanisms and can result in disturbing noise generation along with having a potential impact on the Town's infrastructure, environment, public health and safety, and welfare of its residents.

The proposed moratorium will "prohibit the development or construction of any Commercial Cryptocurrency Mining Operations, Cryptocurrency Data Mine, Data Mining, Data Processing Centers and Data Storage Facilities in the Town of Marcellus." Excluded are previously approved commercial cryptocurrency mining operations, data mining, data processing centers and data storage facilities or those located on Town-owned property.

Relief may be applied for at the Town Code Enforcement Office and the Town Board shall review applications for relief utilizing the NYS Use Variance criteria.

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