Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING AGENDA

Wednesday, October 7, 2026
11:00 AM

I. Call To Order

II. Approval of minutes from previous meeting date of: 09/16/2026

III. Other Business

IV. Actions on GML Section 239 Referrals to the County Planning Board

V. Administrative & Informal Reviews

VI. Adjourn

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

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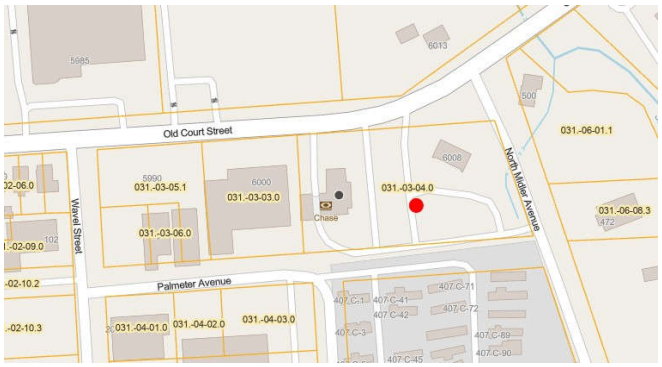
ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-237

Case Number: **Z-26-237**
RelatedCases: Z-26-238
Referring Board: Town of DeWitt Planning Board
Type of Action: SITE PLAN

Keyword: Budd Boyz Supply Company
Applicant: Rodney Haymes
Location: at 6004 Court Street Road
Tax Map ID: 031.-03-04.0

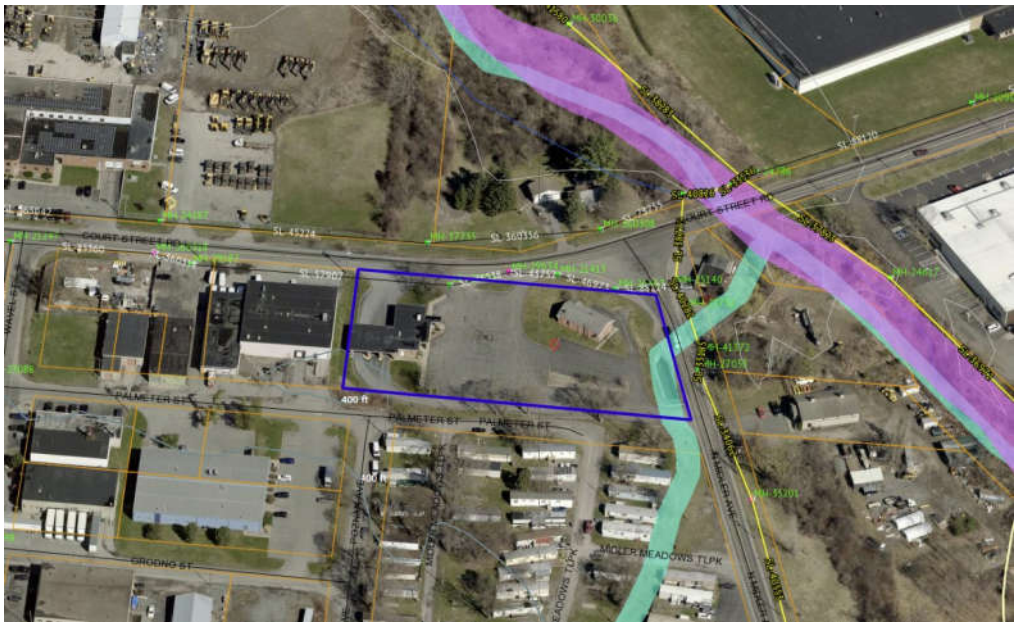
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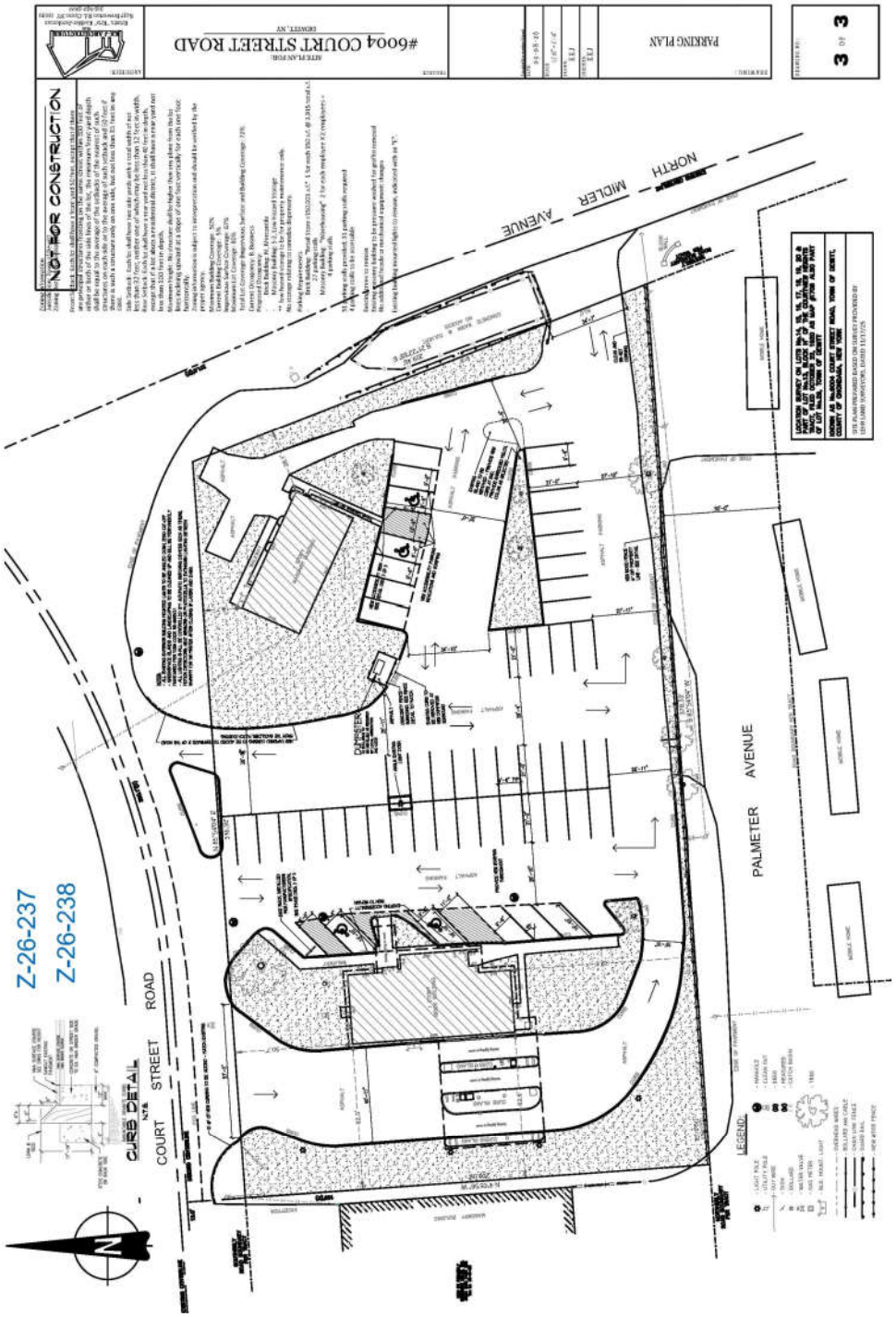
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Ley Creek, a country owned drainage channel



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
PARKING PLAN
NOT FOR CONSTRUCTION
NORTH MILLER AVENUE
PALMETER AVENUE
COURT STREET ROAD
Z-26-237
Z-26-238
CURB DETAIL
LEGEND

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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-241

Case Number: **Z-26-241**

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Type of Action: AREA VARIANCE

Keyword: Battery Energy Storage System (B

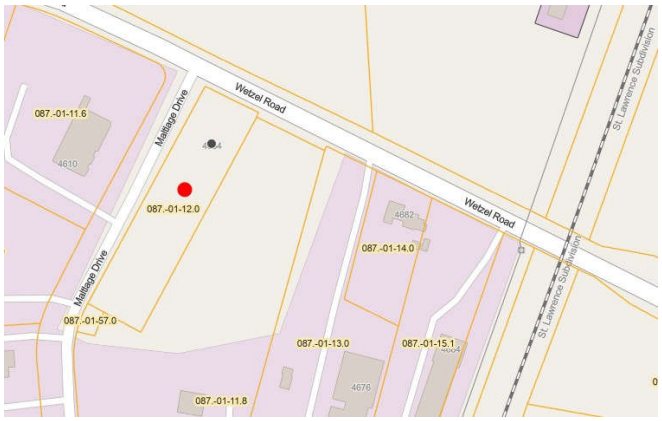
Applicant: Wetzel Storage LLC

Location: at 4664 Wetzel Road

Tax Map ID: 087.-01-12.0

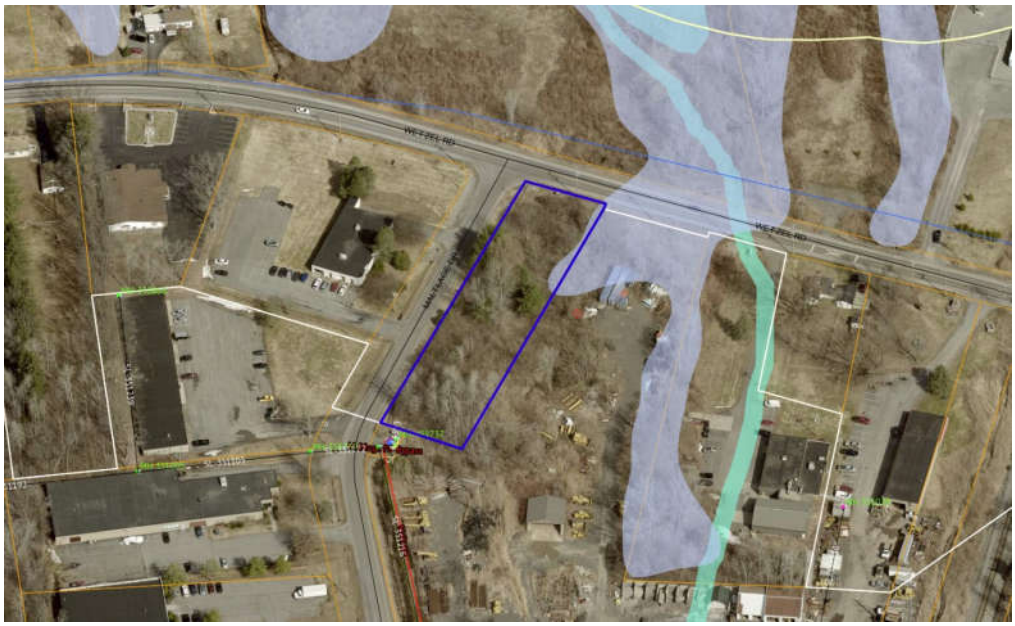
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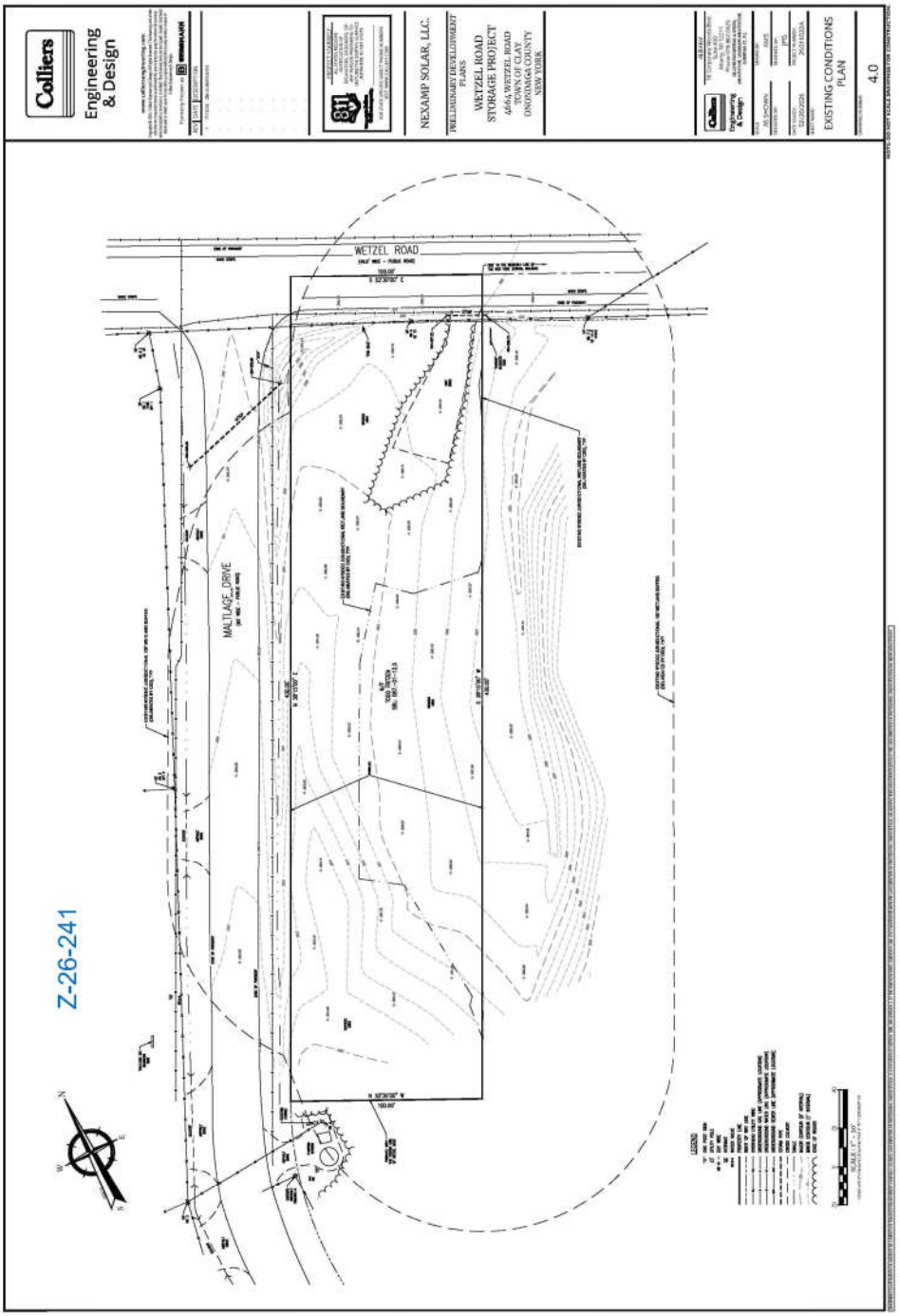
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Wetzel Road (Route 252), a county road



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
4464 WETZEL ROAD
TOWN OF CLAY
ONONDAGA COUNTY
NEW YORK
EXISTING CONDITIONS PLAN
4.0
WETZEL ROAD
MALTLAGE 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).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-242

Case Number: **Z-26-242**

RelatedCases:

Referring Board: Town of Onondaga Town Board

Type of Action: ZONE CHANGE

Keyword: Seneca Ridge (formerly Peregrine

Applicant: AC Hammer, LLC

Location: at 4701 Peregrine Way

Tax Map ID: 028.-01-16.2

JURISDICTION:

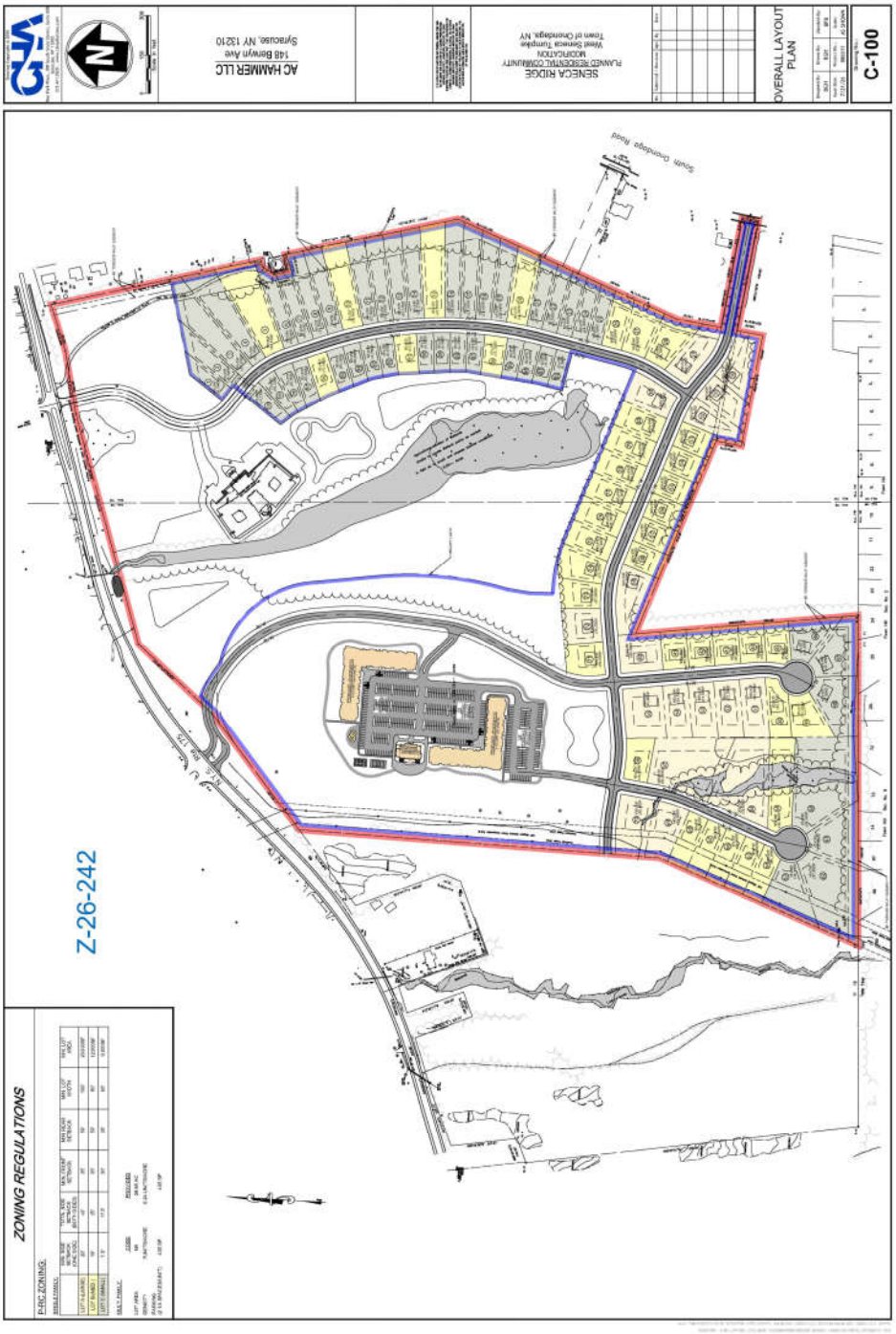
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and Makyes Road, a county road, and Onondaga Community College, a public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




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

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).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-244

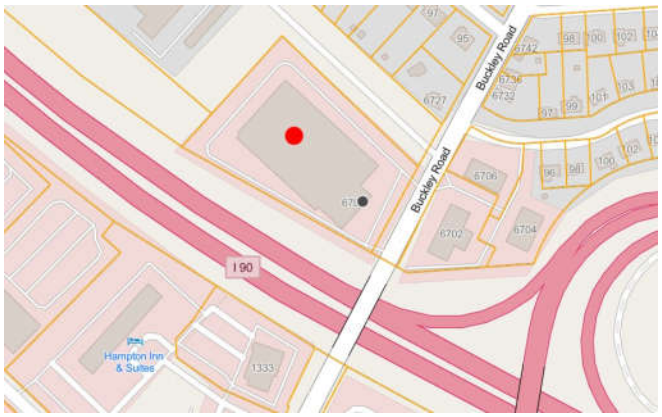
Case Number: **Z-26-244**
RelatedCases: Z-26-245
Referring Board: Town of Salina Zoning Board of Appeals
Type of Action: SITE PLAN

Keyword: Buckley Comfort Inn
Applicant: AJF Construction Company, LLC
Location: at 6701 Buckley Road

Tax Map ID: 074.-03-01.0

JURISDICTION:

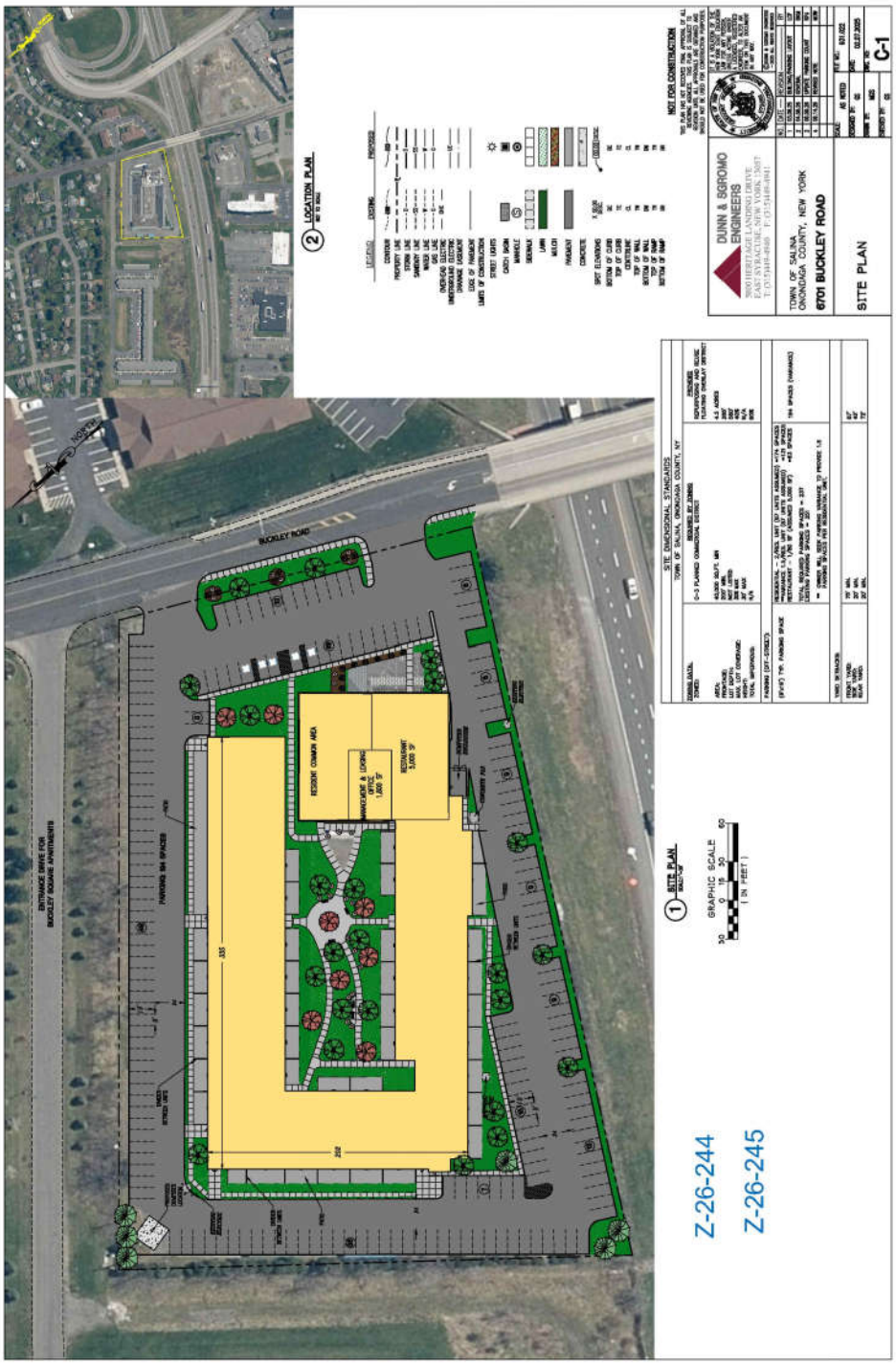
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway



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 & SGROMO ENGINEERS
BUCKLEY ROAD
ENTRANCE DRIVE FOR BUCKLEY SQUARE APARTMENTS
RESTAURANT 5,000 SF
GRAPHIC SCALE
1 IN = FEET
LOCATION PLAN
SITE PLAN
NOT FOR CONSTRUCTION
C-1

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).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-245

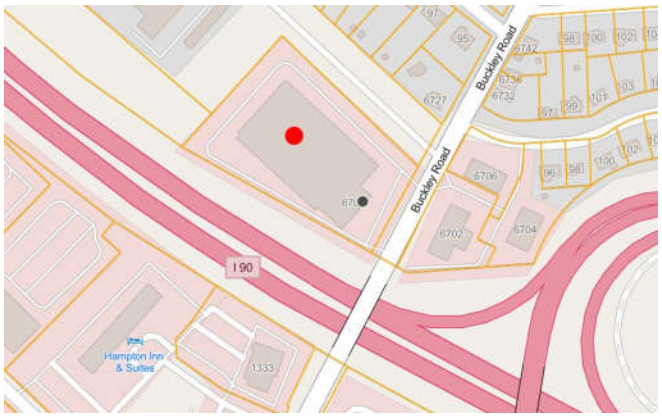
Case Number: **Z-26-245**
RelatedCases: Z-26-244
Referring Board: Town of Salina Zoning Board of Appeals
Type of Action: AREA VARIANCE

Keyword: Buckley Comfort Inn
Applicant: AJF Construction Company, LLC
Location: at 6701 Buckley Road

Tax Map ID: 074.-03-01.0

JURISDICTION:

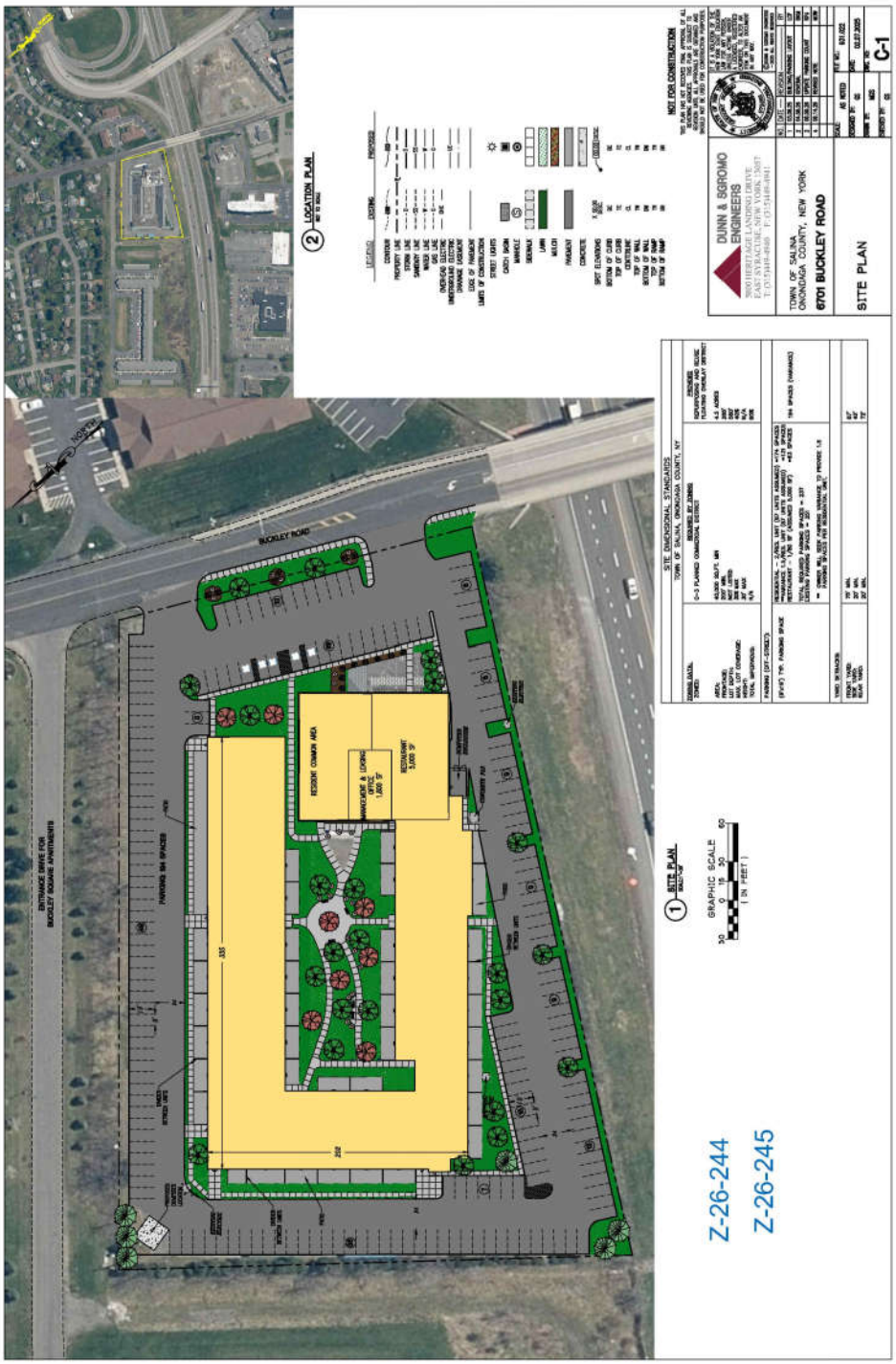
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road (Route 48), a county road, and the NYS Thruway (Route 90), a state highway



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
SITE PLAN
6701 BUCKLEY ROAD
TOWN OF SALINA
ONONDAGA COUNTY, NEW YORK
DUNN & SGROMO ENGINEERS
BUCKLEY ROAD
ENTRANCE DRIVE FOR BUCKLEY SQUARE APARTMENTS
RESTAURANT 5,000 SF
GRAPHIC SCALE

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).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-246

Case Number: **Z-26-246**

RelatedCases:

Referring Board: Village of Manlius Planning Board

Type of Action: SITE PLAN

Keyword:

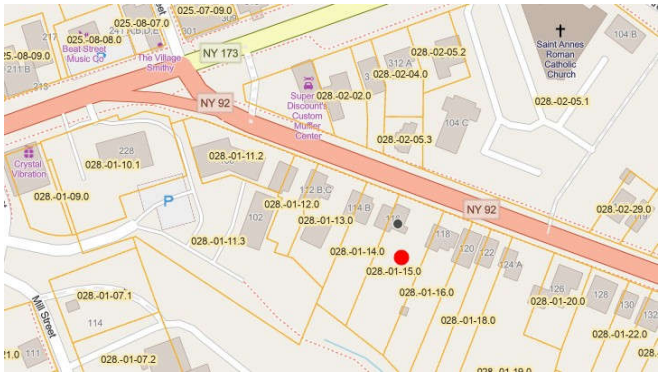
Applicant: Common Goals PMA, LLC

Location: at 116 Washington Street

Tax Map ID: 028.-01-15.0

JURISDICTION:

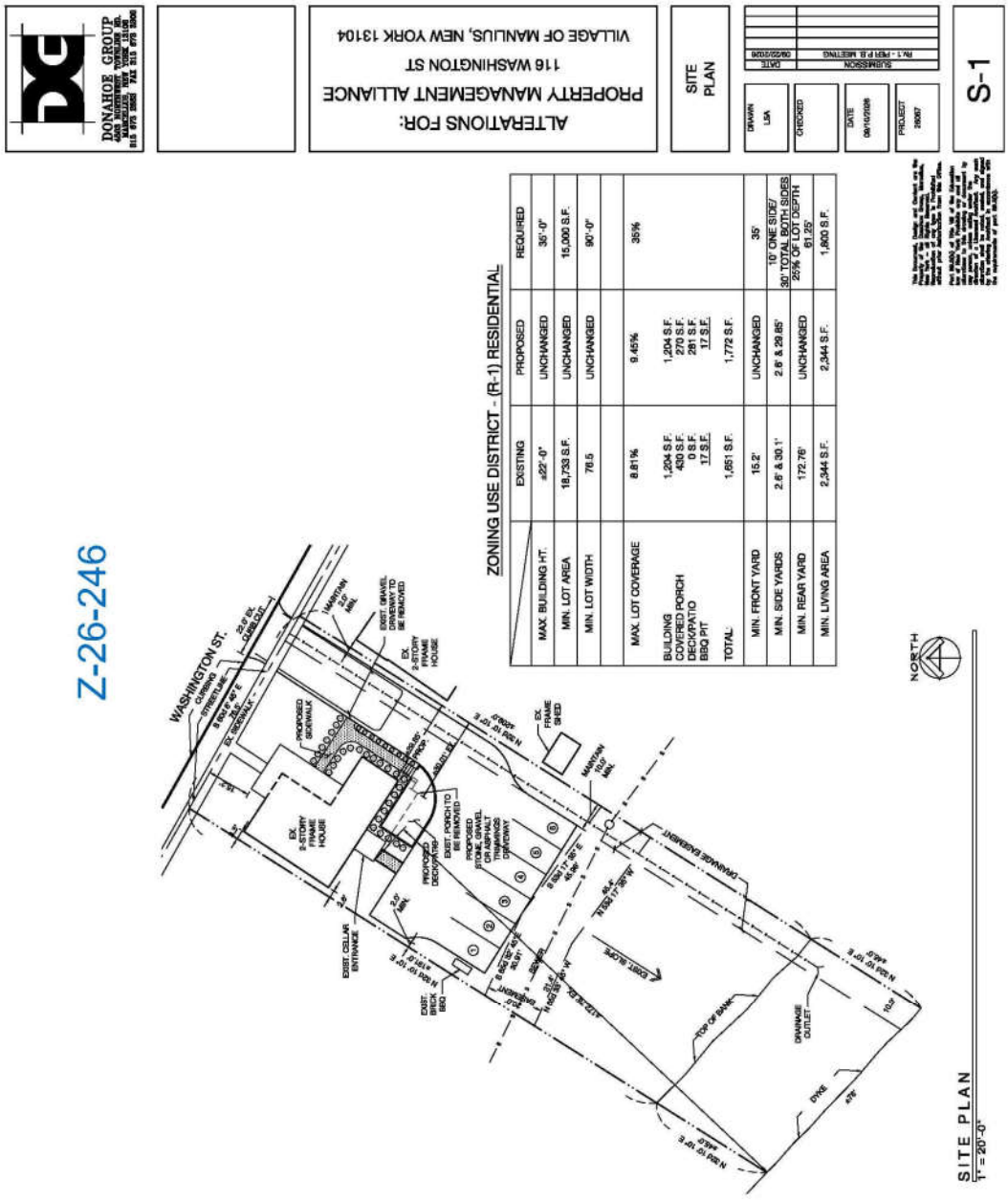
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Washington Street (Route 92) and East Seneca Street (Route 173), both state highways



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




DONAHOE GROUP
ALTERATIONS FOR:
PROPERTY MANAGEMENT ALLIANCE
116 WASHINGTON ST
VILLAGE OF MANLIUS, NEW YORK 13104
SITE PLAN
S-1
ZONING USE DISTRICT - (R-1) RESIDENTIAL
MAX. BUILDING HT.
MIN. LOT AREA
MIN. LOT WIDTH
MAX. LOT COVERAGE
BUILDING
COVERED PORCH
DECK/PATIO
BBQ PIT
TOTAL:
MIN. FRONT YARD
MIN. SIDE YARDS
MIN. REAR YARD
MIN. LIVING AREA
EXISTING
PROPOSED
REQUIRED
Z-26-246
WASHINGTON ST.
EX. 2-STORY FRAME HOUSE
PROPOSED SIDEWALK
PROPOSED DECK/PATIO
PROPOSED GRAVEL DRIVEWAY
EXIST. SLOPE
STOP OF BANK
DRAINAGE EASEMENT
DRAINAGE OUTLET
EXIST. CELLAR ENTRANCE
EX. FRAME SHED
NORTH
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-247

Case Number: **Z-26-247**

RelatedCases:

Referring Board: Town of Cicero Planning Board

Type of Action: SITE PLAN

Keyword: Micron Semiconductor Manufacturi

Applicant: Micron NY Semiconductor Manufac

Location: at 8533 Brewerton Road

Tax Map ID: 091.-01-02.1

JURISDICTION:

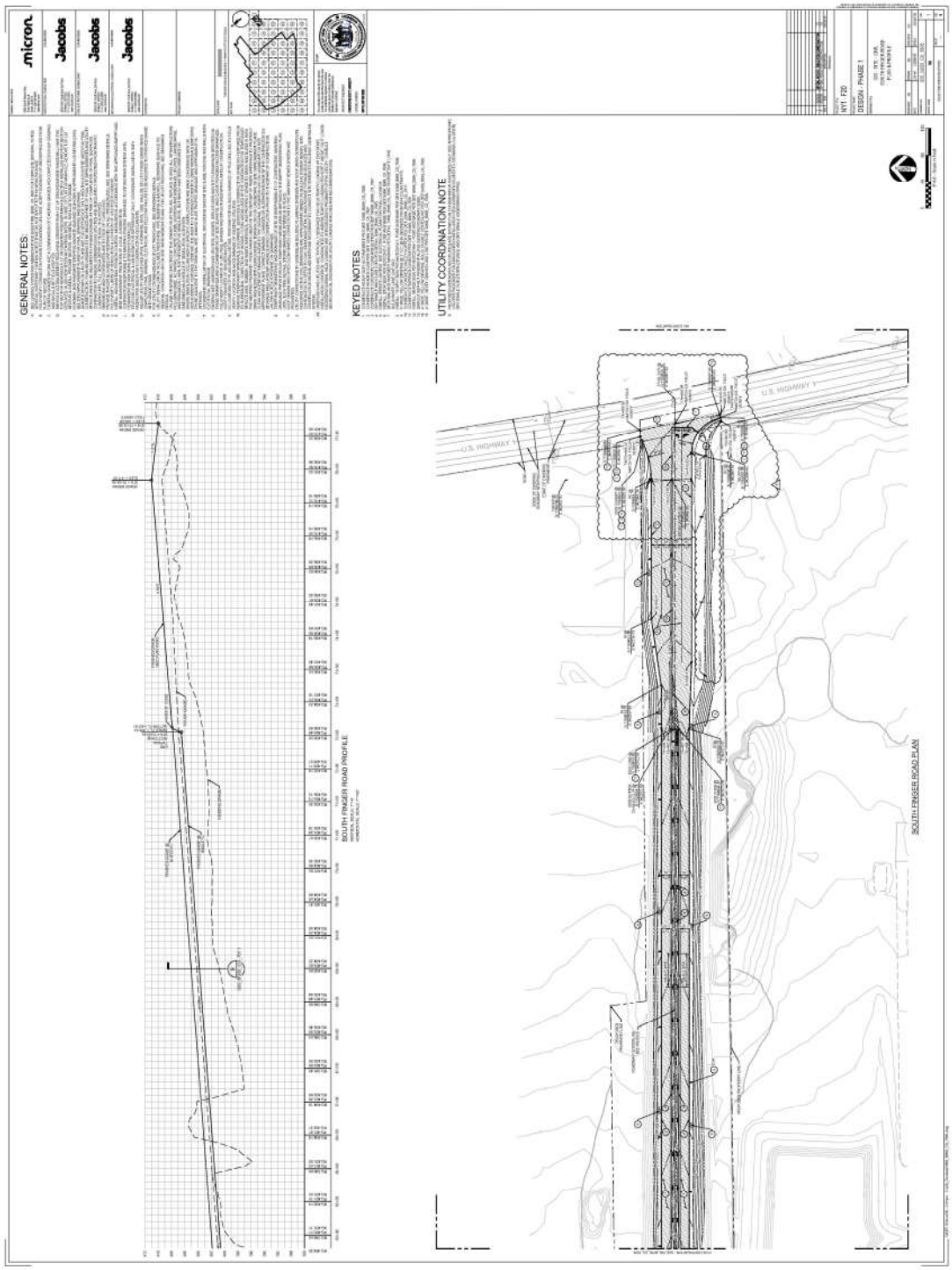
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay



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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-243

Case Number: **Z-26-243**

RelatedCases:

Referring Board: Town of Clay Zoning Board of Appeals

Type of Action: AREA VARIANCE

Keyword: Stewart's Shops

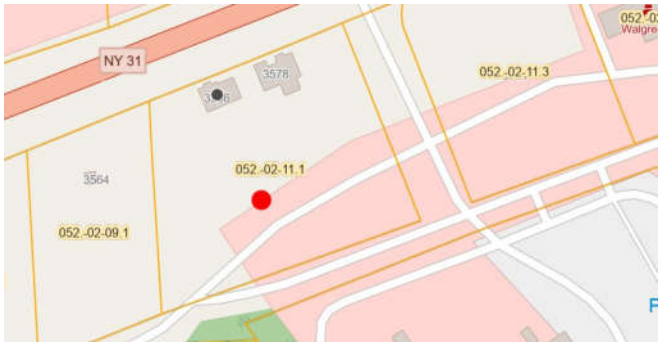
Applicant: Stewart's Shops Corp

Location: at 3566 State Route 31

Tax Map ID: 052.-02-11.1

JURISDICTION:

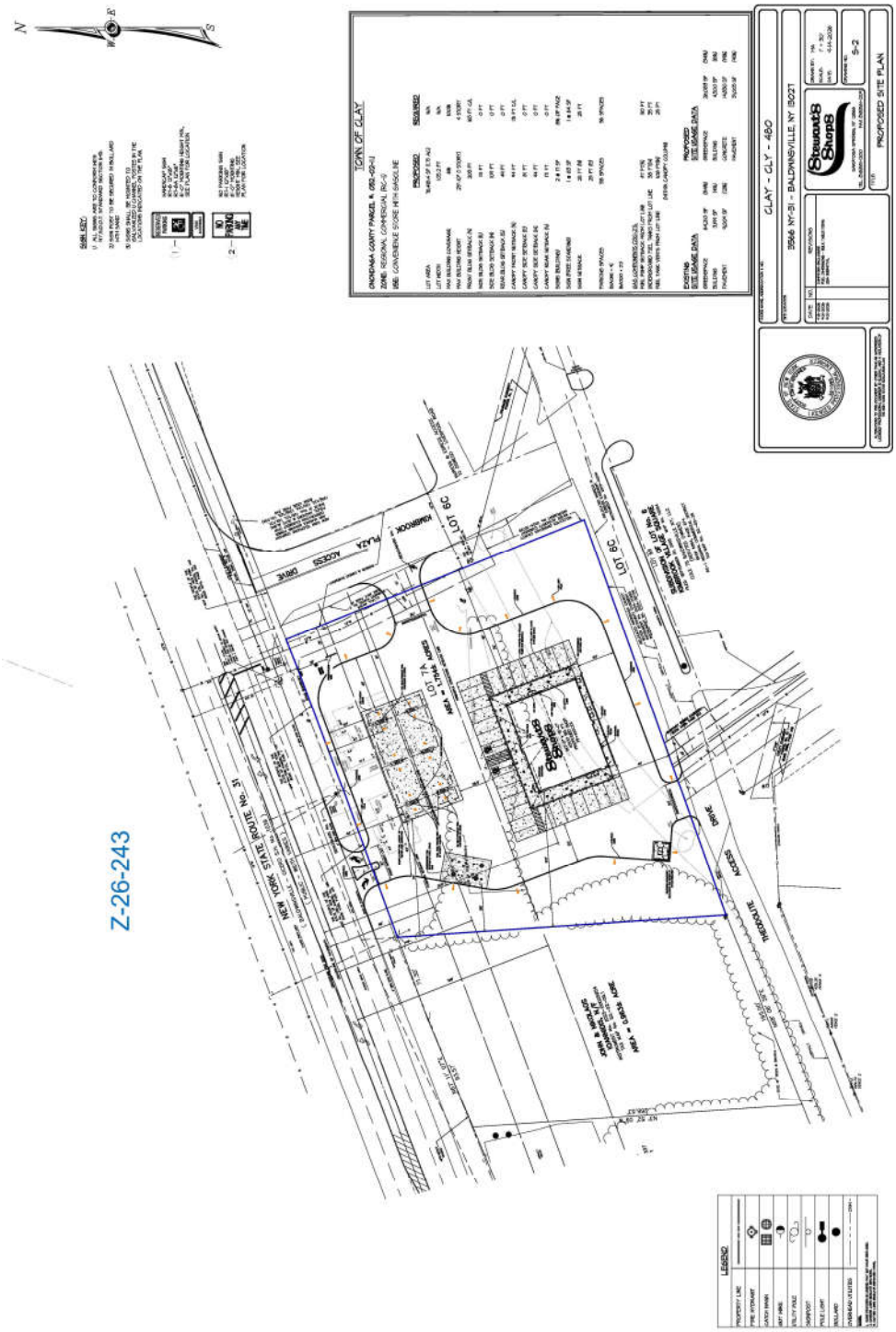
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway



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
LOT 58
LOT 59
LOT 1A
PROPOSED SITE PLAN
CLAY - CLY - 480
3566 NY-31 - BALDWINSVILLE, NY 13027
Stewart's Shops
TOWN OF CLAY
ONONDAGA COUNTY PARCEL #: 082-4041
ZONE: REGIONAL COMMERCIAL, RC-5
USE: CONVENIENCE STORE WITH GASOLINE
NEW YORK STATE ROUTE NO. 31
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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-239

Case Number: **Z-26-239**
RelatedCases:
Referring Board: Town of Tully Town Board
Type of Action: LOCAL LAW

Keyword: Tully Zoning Code
Applicant: Town of Tully
Location: Town-wide
Tax Map ID:

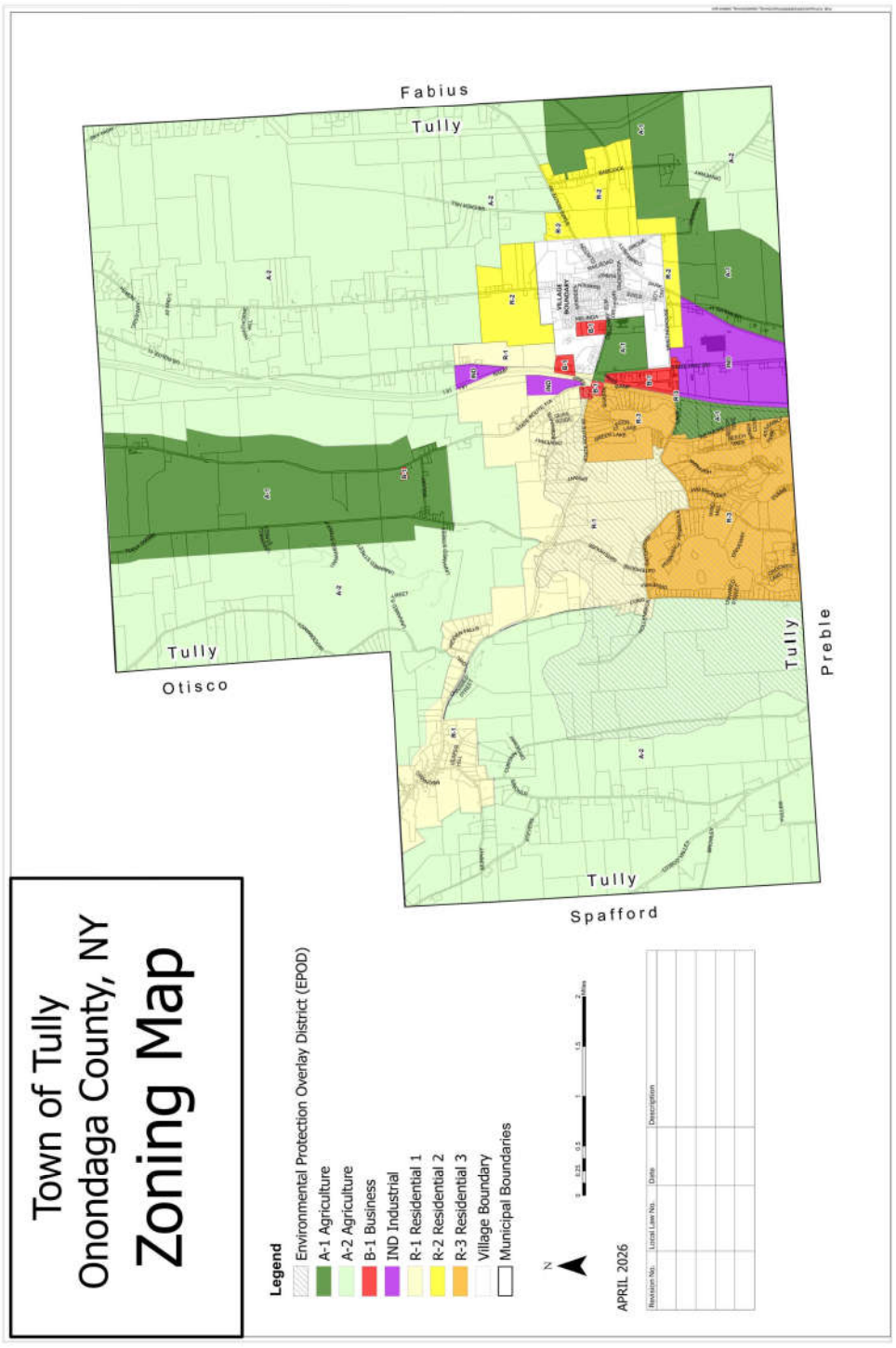
JURISDICTION:
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

No Map Available

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


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

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

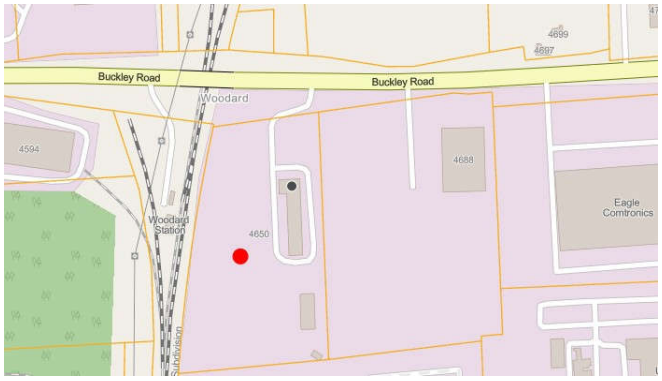
	lot shall be subject to approval of the proposed sewage disposal system.
(cont'd):	§280-19 Reimbursable costs is proposed where in the Town states the need to obtain outside advice, expertise, and designs to allow thorough evaluation of proposals in the Town. The Town will have the ability to seek reimbursement 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.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-232

Case Number: **Z-26-232**
RelatedCases: Z-26-233
Referring Board: Town of Clay Planning Board
Type of Action: SITE PLAN

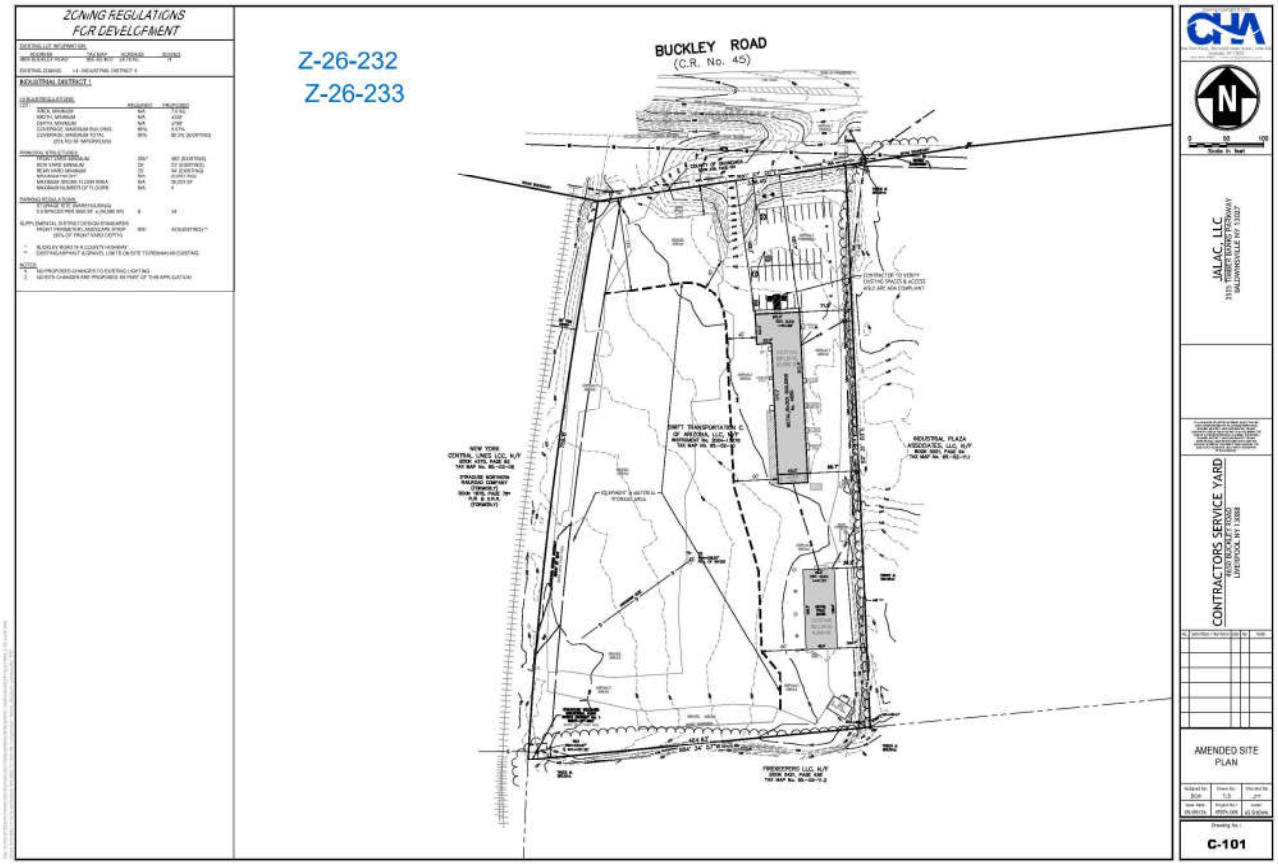
Keyword:
Applicant: JALAC LLC
Location: at 4650 Buckley Road
Tax Map ID: 095.-02-10.0

JURISDICTION:
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 161), a county road



SUMMARY:
the applicant proposes to set up and operate a contractors service yard at an existing trucking terminal on a 6.9-acre parcel in an Industrial 1 (I-1) zoning district

No Map Available


ZONING REGULATIONS FOR DEVELOPMENT
Z-26-232
Z-26-233
BUCKLEY ROAD
(C.R. No. 45)
JALAC, LLC
CONTRACTORS SERVICE YARD
AMENDED SITE PLAN
C-101

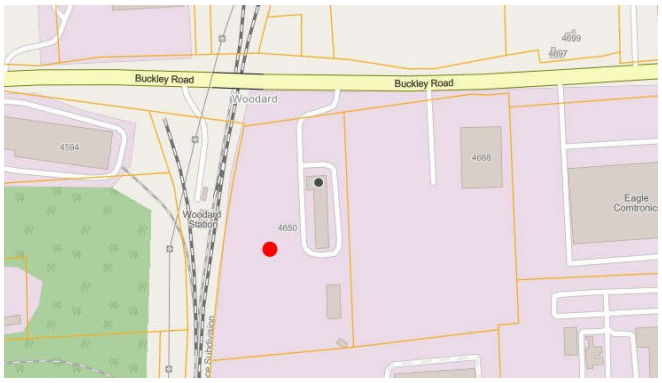
ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-233

Case Number: **Z-26-233**
RelatedCases: Z-26-232
Referring Board: Town of Clay Planning Board
Type of Action: SPECIAL USE PERMIT

Keyword:
Applicant: JALAC LLC
Location: at 4650 Buckley Road
Tax Map ID: 095.-02-10.0

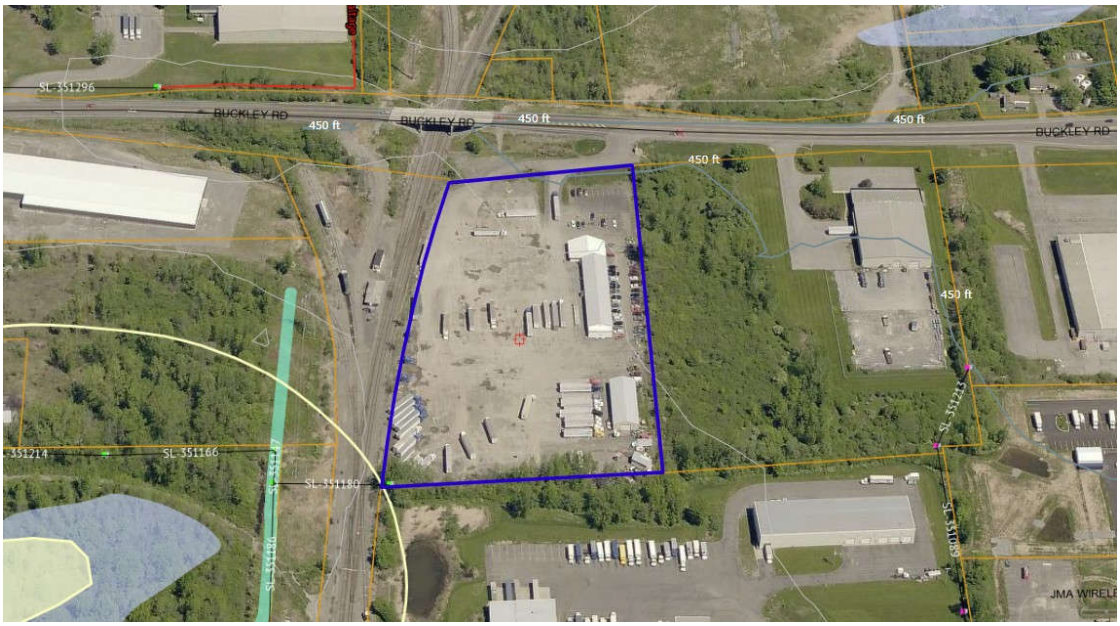
JURISDICTION:

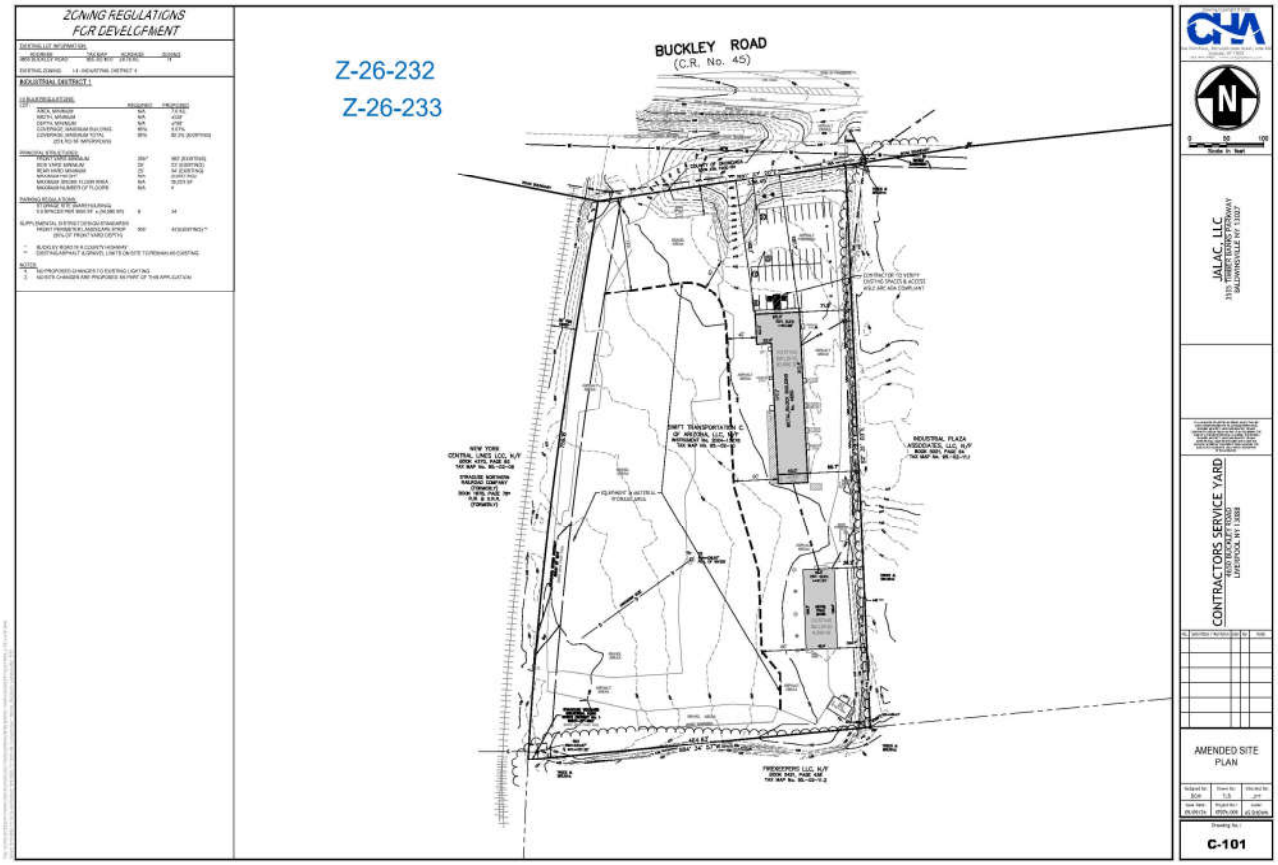
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Buckley Road (Route 161), a county road



SUMMARY:

the applicant is requesting a special permit to set up and operate a contractor service yard at an existing trucking terminal on a 6.9-acre parcel in an Industrial 1 (I-1) zoning district




ZONING REGULATIONS FOR DEVELOPMENT
Z-26-232
Z-26-233
BUCKLEY ROAD
(C.R. No. 45)
JALAC, LLC
CONTRACTORS SERVICE YARD
AMENDED SITE PLAN
C-101

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 07 2026 Z-26-236

Case Number: **Z-26-236**

RelatedCases:

Referring Board: Town of Cicero Planning Board

Type of Action: SITE PLAN

Keyword:

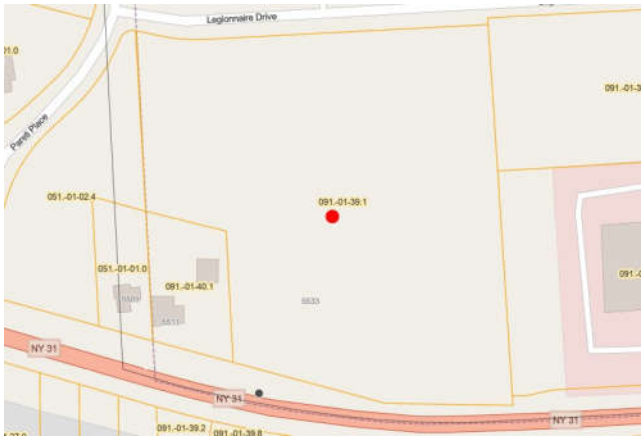
Applicant: Tocco Villaggio III, LLC

Location: at 5533 State Route 31

Tax Map ID: 091.-01-39.1

JURISDICTION:

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



SUMMARY:

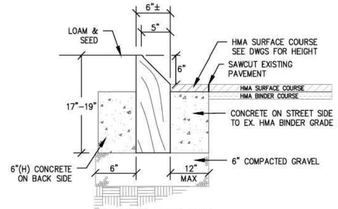
the applicant proposes to construct a daycare facility with a playgound, parking and site improvements on an 8.4-acre parcel in a General Commercial (GC) zoning district

No Map Available

No Map Available

Z-26-237

Z-26-238



CURB DETAIL

N.T.S.

LEGEND:

- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- SIGN
- BOLLARD
- WATER VALVE
- GAS METER
- BLD. MOUNT. LIGHT
- MANHOLE
- CLEAN OUT
- (D) DEED
- (M) MEASURED
- C.B CATCH BASIN
- TREE
- OVERHEAD WIRES
- BOLLARD AND CABLE
- CHAIN LINK FENCE
- GUARD RAIL
- NEW WOOD FENCE

Zoning Information
Jurisdiction: Town of DeWitt
Zoning District: Industrial (IND)

Front Setback: Each lot shall have a front yard 50 feet, except that if there are principal structures fronting on the same street within 300 feet of either or both of the side lines of the lot, the minimum front yard depth shall be equal to the average of the setbacks of the nearest of such structures on each side or to the average of such setback and 50 feet if there is such a structure only on one side, but not less than 35 feet in any case.

Side Setback: Each lot shall have two side yards with a total width of not less than 32 feet, neither one of which may be less than 12 feet in width.

Rear Setback: Each lot shall have a rear yard not less than 40 feet in depth, except that if a lot abuts a residential district, it shall have a rear yard not less than 100 feet in depth.

Maximum Height: No structure shall be higher than any plane from the lot lines inclining upward at a slope of one foot vertically for each one foot horizontally.

Zoning information is subject to interpretation and should be verified by the proper agency.

Maximum Building Coverage: 50%
Current Building Coverage: 5%
Impervious Surface Coverage: 67%
Maximum Lot Coverage: 80%
Total Lot Coverage (Impervious Surface and Building Coverage: 72%

Current Occupancy: B, Business
Proposed Occupancy:
- Brick Building: M, Mercantile
- Masonry Building: S-2, Low Hazard Storage

** low hazard storage to be for property maintenance only.
No storage relating to cannabis dispensary.

Parking Requirements:
- Brick Building: "Retail Store <150,001 s.f." 1 for each 150 s.f. @ 3,915 total s.f. 27 parking stalls
- Masonry Building: "Warehousing" 2 for each employee X 2 employees = 4 parking stalls

51 parking stalls provided; 31 parking stalls required
4 parking stalls to be accessible

Existing trees to remain
Existing masonry building to be pressure washed for graffiti removal
No additional facade or mechanical equipment changes

Existing building mounted lights to remain, indicated with an "E".

LOCATION SURVEY ON LOTS No.14, 15, 16, 17, 18, 19, 20 & PART OF LOT No.13, BLOCK H" OF THE COURTVIEW HEIGHTS TRACT, FILED OCTOBER 22, 1920 AS MAP #1706 ALSO PART OF LOT No.29, TOWN OF DEWITT

KNOWN AS No.6004 COURT STREET ROAD, TOWN OF DEWITT, COUNTY OF ONONDAGA, NEW YORK

SITE PLAN PREPARED BASED ON SURVEY PROVIDED BY LEHR LAND SURVEYORS, DATED 11/17/25

NOT FOR CONSTRUCTION

ARCHITECT:
KK-J ARCHITECTURE PLLC
Kristin "Kris" Koehler-Jeroloman
8437 Brewerton Rd. Cicero NY 13039
315-652-5622

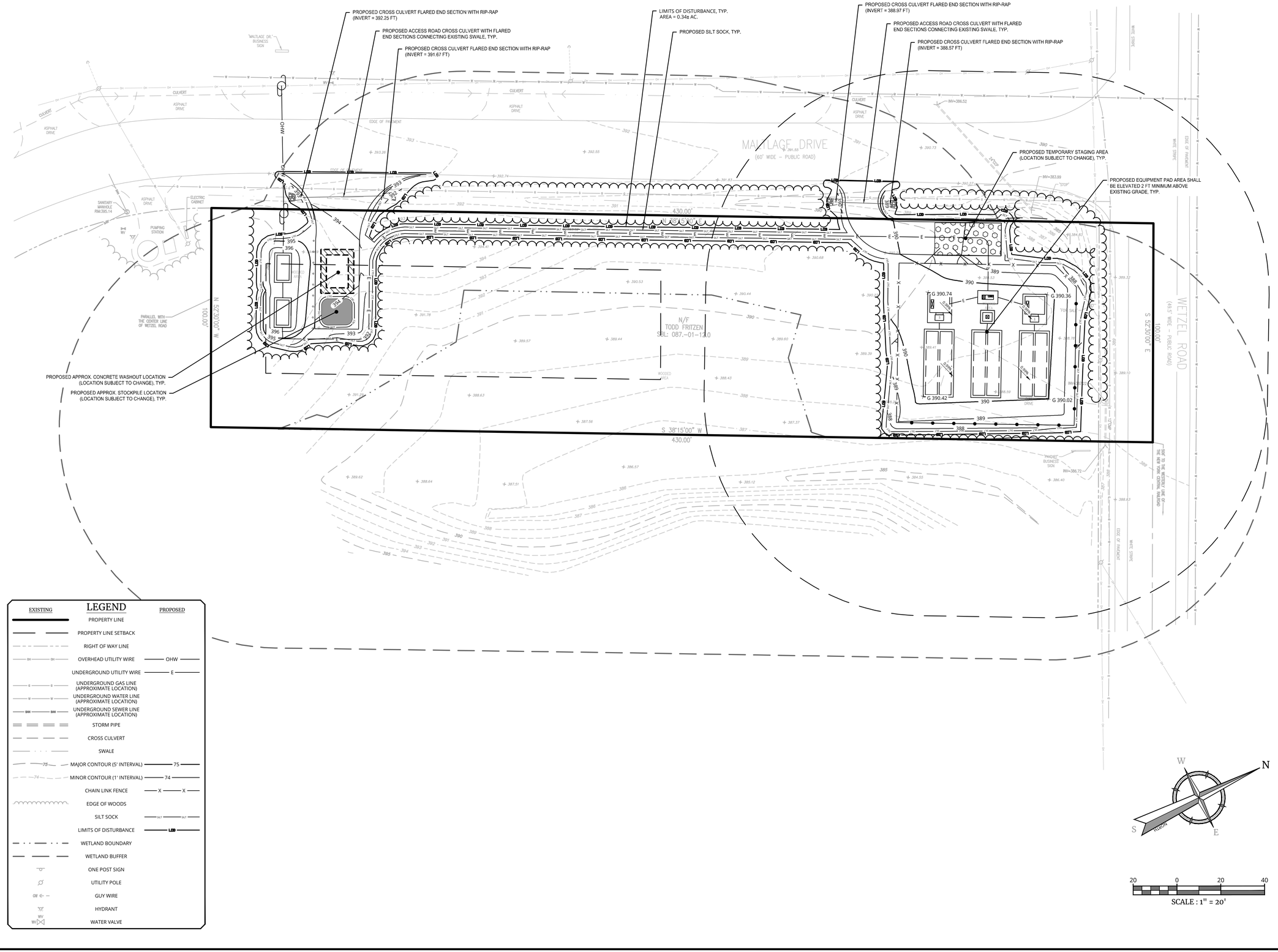
PROJECT:
SITE PLAN FOR:
#6004 COURT STREET ROAD
DEWITT, NY

It is unlawful to reproduce this seal

DATE: 09-08-26
SCALE: 1/16" = 1'-0"
DRAWN: KKJ
CHECKED: KKJ

DRAWING: PARKING PLAN

DRAWING NO: 3 OF 3



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY LINE SETBACK	
	RIGHT OF WAY LINE	
OH	OVERHEAD UTILITY WIRE	OHW
	UNDERGROUND UTILITY WIRE	E
G	UNDERGROUND GAS LINE (APPROXIMATE LOCATION)	
W	UNDERGROUND WATER LINE (APPROXIMATE LOCATION)	
SWR	UNDERGROUND SEWER LINE (APPROXIMATE LOCATION)	
	STORM PIPE	
	CROSS CULVERT	
	SWALE	
75	MAJOR CONTOUR (5' INTERVAL)	75
74	MINOR CONTOUR (1' INTERVAL)	74
	CHAIN LINK FENCE	X
	EDGE OF WOODS	
	SILT SOCK	SILT
	LIMITS OF DISTURBANCE	LOD
	WETLAND BOUNDARY	
	WETLAND BUFFER	
	ONE POST SIGN	
	UTILITY POLE	
GW	GUY WIRE	
	HYDRANT	
WV	WATER VALVE	

20 0 20 40

SCALE : 1" = 20'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2025\25011022A\Engineering\Plan Sets\Development Plans\C-GRAD.dwg|C-XXX-GRADING By: MTRAUF on 2026-01-16 - 12:37pm

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Formerly Known as BERGMANN

REV	DATE	DESCRIPTION
1	7/16/26	ZBA SUBMISSION

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

WETZEL STORAGE, LLC.

PRELIMINARY DEVELOPMENT PLANS

WETZEL ROAD STORAGE PROJECT

4664 WETZEL ROAD
TOWN OF CLAY
ONONDAGA COUNTY
NEW YORK

Colliers Engineering & Design
ALBANY
18 Corporate Woods Blvd.
Suite 400
Albany, NY 12211
Phone: 518.862.0325
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

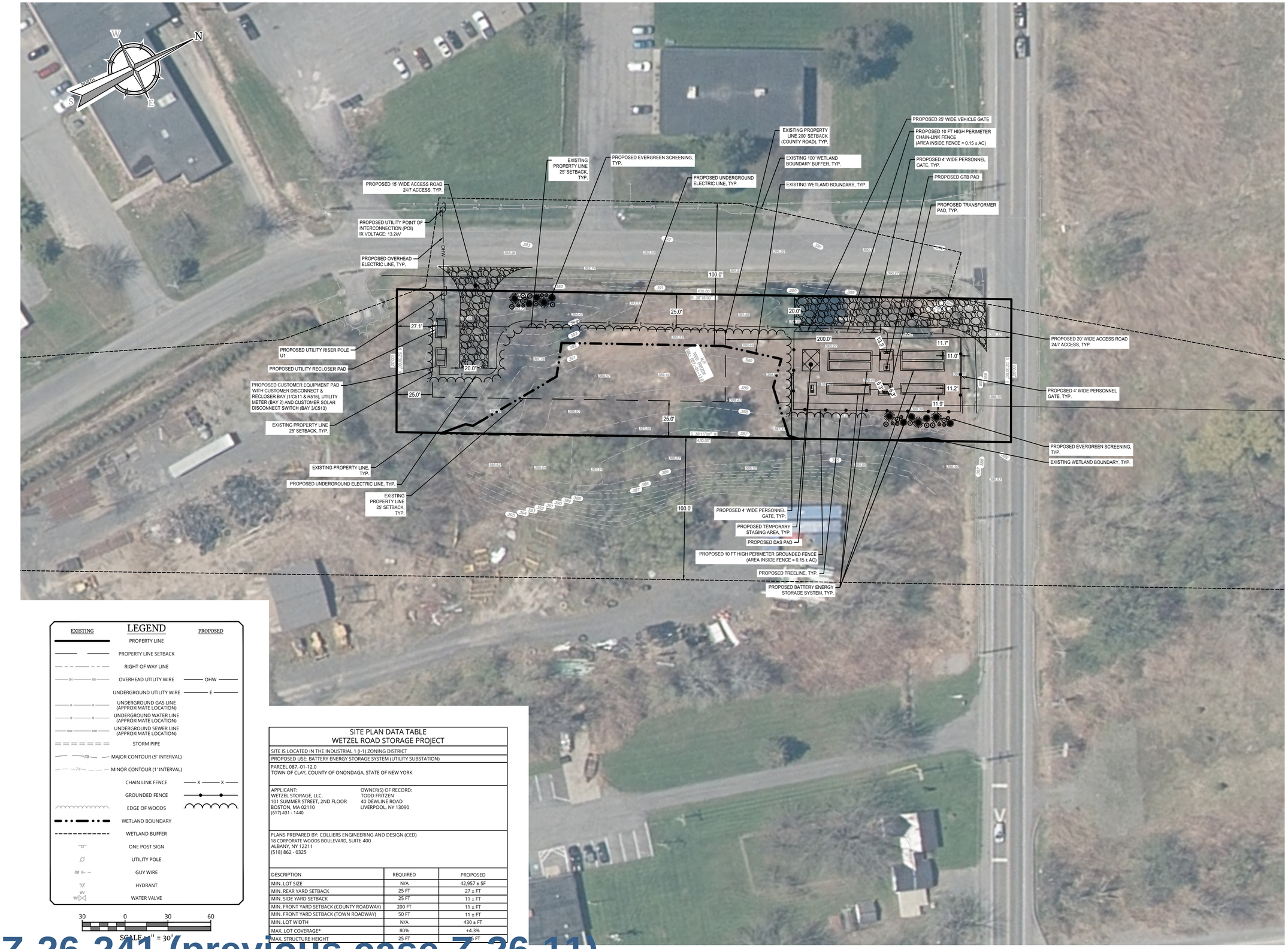
SCALE: AS SHOWN	DRAWN BY: JL & NS
DESIGNED BY:	REVIEWED BY: BR
DATE ISSUED: 03/04/2026	PROJECT NUMBER: 25011022A

SHEET NAME:

GRADING & EROSION SEDIMENT CONTROL PLAN

DRAWING NUMBER:

6.0



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY LINE SETBACK	
	RIGHT OF WAY LINE	
OH OH	OVERHEAD UTILITY WIRE	OHW
	UNDERGROUND UTILITY WIRE	E
G G	UNDERGROUND GAS LINE (APPROXIMATE LOCATION)	
W W	UNDERGROUND WATER LINE (APPROXIMATE LOCATION)	
SW SW	UNDERGROUND SEWER LINE (APPROXIMATE LOCATION)	
	STORM PIPE	
75	MAJOR CONTOUR (5' INTERVAL)	
74	MINOR CONTOUR (1' INTERVAL)	
	CHAIN LINK FENCE	X X
	GROUNDED FENCE	
	EDGE OF WOODS	
	WETLAND BOUNDARY	
	WETLAND BUFFER	
	ONE POST SIGN	
	UTILITY POLE	
OH	GUY WIRE	
	HYDRANT	
WV	WATER VALVE	

30 0 30 60

SCALE: 1" = 30'

SITE PLAN DATA TABLE
WETZEL ROAD STORAGE PROJECT

SITE IS LOCATED IN THE INDUSTRIAL 1 (I-1) ZONING DISTRICT		
PROPOSED USE: BATTERY ENERGY STORAGE SYSTEM (UTILITY SUBSTATION)		
PARCEL 087.-01-12.0 TOWN OF CLAY, COUNTY OF ONONDAGA, STATE OF NEW YORK		
APPLICANT: WETZEL STORAGE, LLC. 101 SUMMER STREET, 2ND FLOOR BOSTON, MA 02110 (617) 431 - 1440	OWNER(S) OF RECORD: TODD FRITZEN 40 DEWLINE ROAD LIVERPOOL, NY 13090	
PLANS PREPARED BY: COLLIERS ENGINEERING AND DESIGN (CED) 18 CORPORATE WOODS BOULEVARD, SUITE 400 ALBANY, NY 12211 (518) 862 - 0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	42,957 ± SF
MIN. REAR YARD SETBACK	25 FT	27 ± FT
MIN. SIDE YARD SETBACK	25 FT	11 ± FT
MIN. FRONT YARD SETBACK (COUNTY ROADWAY)	200 FT	11 ± FT
MIN. FRONT YARD SETBACK (TOWN ROADWAY)	50 FT	11 ± FT
MIN. LOT WIDTH	N/A	430 ± FT
MAX. LOT COVERAGE*	80%	±4.3%
MAX. STRUCTURE HEIGHT	25 FT	15 FT

Z-26-241 (previous case Z-26-11)

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

I:\Civil 3D Projects\2025\25011022A\Engineering\Plan Sets\Development Plans\C-LAYT.dwg/C-5.0-OVERALL SITE PLAN By: DEANNA.COSTELLO on 2025-12-12 - 09:48pm

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REV	DATE	DESCRIPTION

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

WETZEL STORAGE, LLC.

PRELIMINARY DEVELOPMENT PLANS

WETZEL ROAD STORAGE PROJECT

4664 WETZEL ROAD
TOWN OF CLAY
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN
DRAWN BY: JL & NS
DESIGNED BY:
REVIEWED BY: BR
DATE ISSUED: 12/12/2025
PROJECT NUMBER: 25011022A
SHEET NAME:

OVERALL SITE PLAN

DRAWING NUMBER: 5.0

ZONING REGULATIONS

P-RC ZONING:

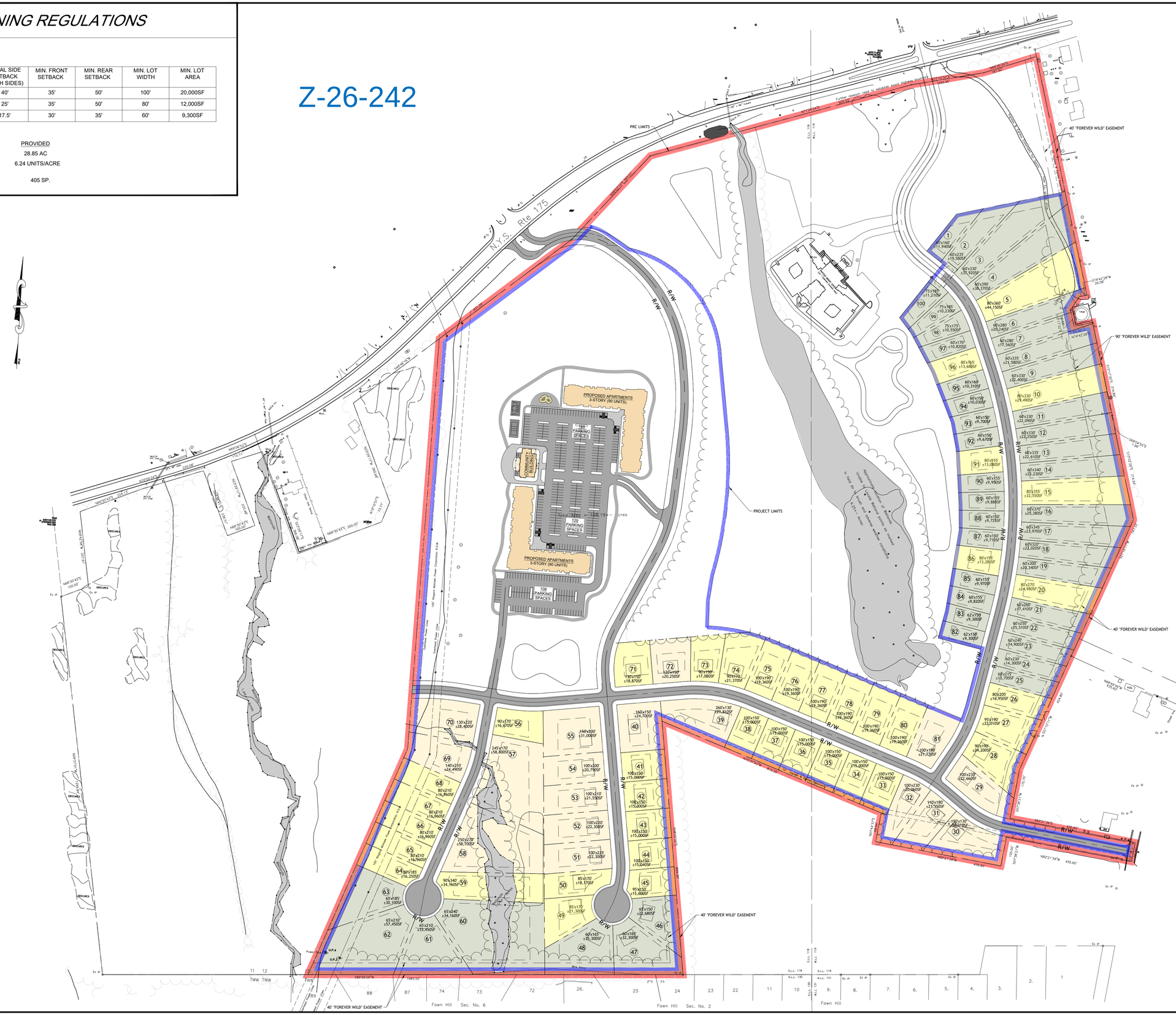
SINGLE FAMILY:

	MIN. SIDE SETBACK (ONE SIDE)	TOTAL SIDE SETBACK (BOTH SIDES)	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. LOT WIDTH	MIN. LOT AREA
LOT A (LARGE)	20'	40'	35'	50'	100'	20,000SF
LOT B (MED.)	10'	25'	35'	50'	80'	12,000SF
LOT C (SMALL)	7.5'	17.5'	30'	35'	60'	9,300SF

MULTI-FAMILY:

	CODE	PROVIDED
LOT AREA	NA	28.85 AC
DENSITY	7UNITS/ACRE	6.24 UNITS/ACRE
PARKING (2 1/4 SPACES/UNIT)	405 SP.	405 SP.

Z-26-242



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CHA
One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chasolutions.com

0 150 300
Scale in feet

AC HAMMER LLC
148 Berwyn Ave
Syracuse, NY 13210

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

SENECA RIDGE
PLANNED RESIDENTIAL COMMUNITY
MODIFICATION
West Seneca Turnpike
Town of Onondaga, NY

No.	Submittal / Revision	Apv	By	Date

OVERALL LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
BGH	BGH	BFB
Issue Date:	Project No.:	Scale:
7/21/26	086511	AS SHOWN

Drawing No.:
C-100

File: V:\PROJECTS\ANY\K7\086511.000\09_DESIGN\DRAWINGS\01_SHEETS\C-100-LAYT-REV - MXL.DWG
Saved: 7/21/2026 1:45:36 PM Plotted: 7/21/2026 1:45:43 PM Current User: Brockway, Brian Last Saved By: bhb





2 **LOCATION PLAN**
NOT TO SCALE

LEGEND	EXISTING	PROPOSED
CONTOUR	720	100
PROPERTY LINE		R
STORM LINE	D	D
SANITARY LINE	SS	SS
WATER LINE	W	W
GAS LINE	G	G
OVERHEAD ELECTRIC	OHE	
UNDERGROUND ELECTRIC		UE
DRAINAGE EASEMENT		
EDGE OF PAVEMENT		
LIMITS OF CONSTRUCTION		
STREET LIGHTS		
CATCH BASIN		
MANHOLE		
SIDEWALK		
LAWN		
MULCH		
PAVEMENT		
CONCRETE		
SPOT ELEVATIONS	X 00.00 DESC.	00.00 DESC.
BOTTOM OF CURB	BC	BC
TOP OF CURB	TC	TC
CENTERLINE	CL	CL
TOP OF WALL	TW	TW
BOTTOM OF WALL	BW	BW
TOP OF RAMP	TR	TR
BOTTOM OF RAMP	BR	BR

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

Z-26-244

Z-26-245

1 **SITE PLAN**
SCALE:1"=30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)

SITE DIMENSIONAL STANDARDS TOWN OF SALINA, ONONDAGA COUNTY, NY		
ZONING DATA: ZONED: AREA: FRONTAGE: LOT DEPTH: MAX. LOT COVERAGE: HEIGHT: TOTAL IMPERVIOUS:	REQUIRED BY ZONING C-3 PLANNED COMMERCIAL DISTRICT 40,000 SQ.FT. MIN 200' MIN. NOT LISTED 30% MAX 30' MAX N/A	PROVIDED REPURPOSING AND REUSE FLOATING OVERLAY DISTRICT 4.2 ACRES 285' 580' 40% N/A 90%
PARKING (OFF-STREET):		
(9'x19') TYP. PARKING SPACE	RESIDENTIAL - 2/RES. UNIT (87 UNITS ASSUMED) =174 SPACES **VARIANCE 1.5/RES. UNIT (87 UNITS ASSUMED) =131 SPACES RESTAURANT - 1/80 SF (ASSUMED 5,000 SF) =63 SPACES TOTAL REQUIRED PARKING SPACES = 237 EXISTING PARKING SPACES = 251 ** OWNER WILL SEEK PARKING VARIANCE TO PROVIDE 1.5 PARKING SPACES PER RESIDENTIAL UNIT.	194 SPACES (VARIANCE)
YARD SETBACKS:		
FRONT YARD: SIDE YARD: REAR YARD:	75' MIN. 20' MIN. 20' MIN.	87' 42' 72'

DUNN & SGROMO ENGINEERS
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941

STATE OF NEW YORK · GREGORY C. SGROMO · LICENSED PROFESSIONAL ENGINEER · 073282

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TOWN OF SALINA
ONONDAGA COUNTY, NEW YORK

6701 BUCKLEY ROAD

SITE PLAN

NO.	DATE	REVISION	BY
1	03.06.25	BUILDING/PARKING LAYOUT	LCF
2	04.06.26	GENERAL	BKM
3	09.09.26	UPDATE PARKING COUNT	RPJ
4	09.14.26	REVISED NOTE	MDW

SCALE: AS NOTED	FILE NO.: 931.022
DESIGNED BY: GS	DATE: 02.07.2025
DRAWN BY: MGS	DWG. NO: C-1
CHECKED BY: GS	





2 **LOCATION PLAN**
NOT TO SCALE

1 **SITE PLAN**
SCALE:1"=30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)

Z-26-244

Z-26-245

LEGEND	EXISTING	PROPOSED
CONTOUR	720	100
PROPERTY LINE		
STORM LINE	D	D
SANITARY LINE	SS	SS
WATER LINE	W	W
GAS LINE	G	G
OVERHEAD ELECTRIC	OHE	
UNDERGROUND ELECTRIC		UE
DRAINAGE EASEMENT		
EDGE OF PAVEMENT		
LIMITS OF CONSTRUCTION		
STREET LIGHTS		
CATCH BASIN		
MANHOLE		
SIDEWALK		
LAWN		
MULCH		
PAVEMENT		
CONCRETE		
SPOT ELEVATIONS	X 00.00 DESC.	00.00 DESC.
BOTTOM OF CURB	BC	BC
TOP OF CURB	TC	TC
CENTERLINE	CL	CL
TOP OF WALL	TW	TW
BOTTOM OF WALL	BW	BW
TOP OF RAMP	TR	TR
BOTTOM OF RAMP	BR	BR

SITE DIMENSIONAL STANDARDS
TOWN OF SALINA, ONONDAGA COUNTY, NY

ZONING DATA:	REQUIRED BY ZONING	PROVIDED
ZONED:	C-3 PLANNED COMMERCIAL DISTRICT	REPURPOSING AND REUSE FLOATING OVERLAY DISTRICT
AREA:	40,000 SQ.FT. MIN	4.2 ACRES
FRONTAGE:	200' MIN.	285'
LOT DEPTH:	NOT LISTED	580'
MAX. LOT COVERAGE:	30% MAX	40%
HEIGHT:	30' MAX	N/A
TOTAL IMPERVIOUS:	N/A	90%
PARKING (OFF-STREET):		
(9'x19') TYP. PARKING SPACE	RESIDENTIAL – 2/RES. UNIT (87 UNITS ASSUMED) =174 SPACES **VARIANCE 1.5/RES. UNIT (87 UNITS ASSUMED) =131 SPACES RESTAURANT – 1/80 SF (ASSUMED 5,000 SF) =63 SPACES TOTAL REQUIRED PARKING SPACES = 237 EXISTING PARKING SPACES = 251 ** OWNER WILL SEEK PARKING VARIANCE TO PROVIDE 1.5 PARKING SPACES PER RESIDENTIAL UNIT.	194 SPACES (VARIANCE)
YARD SETBACKS:		
FRONT YARD:	75' MIN.	87'
SIDE YARD:	20' MIN.	42'
REAR YARD:	20' MIN.	72'

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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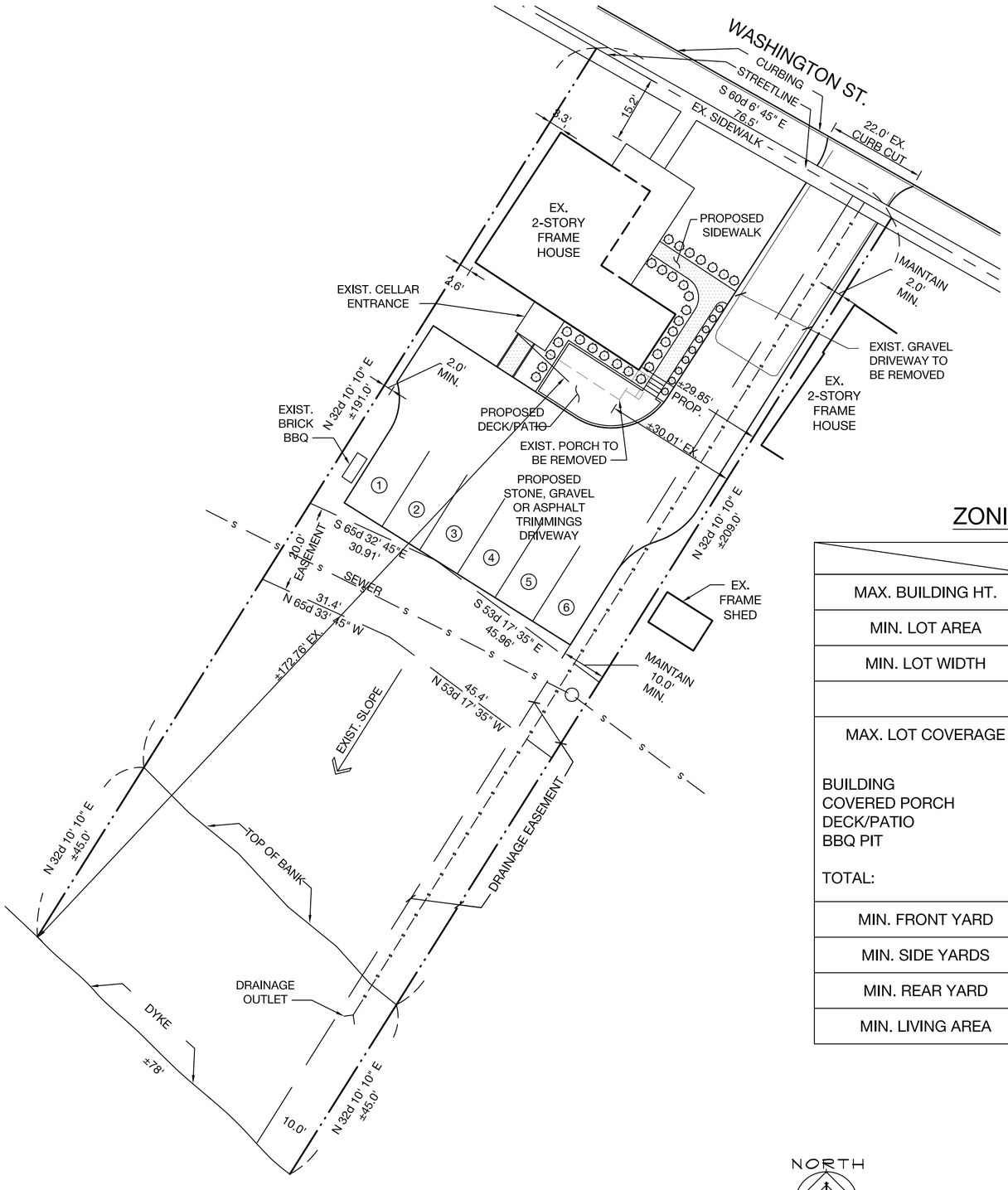
TOWN OF SALINA
ONONDAGA COUNTY, NEW YORK
6701 BUCKLEY ROAD

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SITE PLAN

SCALE: AS NOTED	FILE NO.: 931.022
DESIGNED BY: GS	DATE: 02.07.2025
DRAWN BY: MGS	DWG. NO: C-1
CHECKED BY: GS	

Z-26-246



SITE PLAN
1" = 20'-0"

ZONING USE DISTRICT - (R-1) RESIDENTIAL

	EXISTING	PROPOSED	REQUIRED
MAX. BUILDING HT.	±22'-0"	UNCHANGED	35'-0"
MIN. LOT AREA	18,733 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.

DONAHOE GROUP
4503 NORTHWEST TOWNLINE RD.
MARCELLUS, NEW YORK 13108
315 673 2883 FAX 315 673 3300

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

SITE PLAN

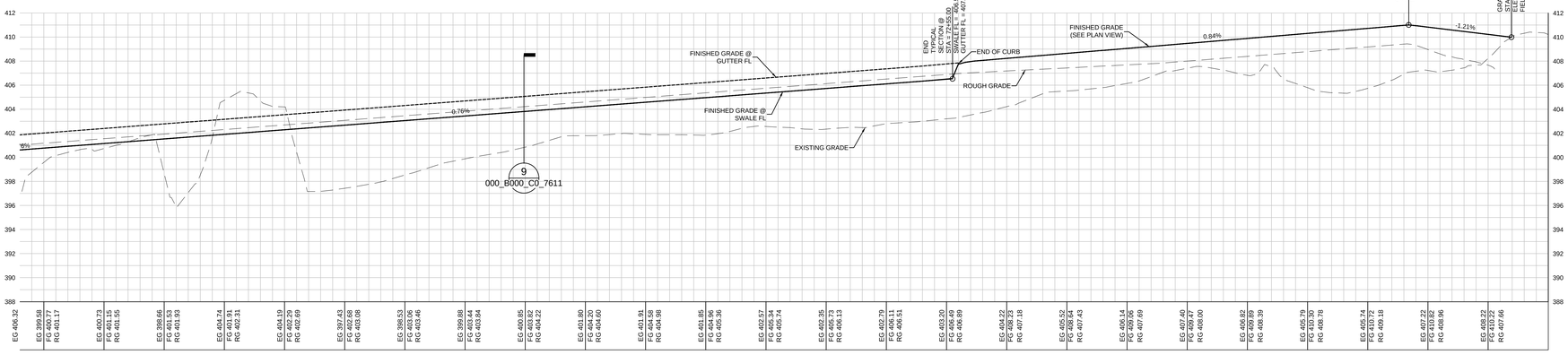
DRAWN: LSA
CHECKED:
DATE: 09/10/2026
PROJECT: 26067

SUBMISSION	DATE
Rv.1 - PER P.B. MEETING	09/22/2026

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S-1



SOUTH FINGER ROAD PROFILE

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

GENERAL NOTES:

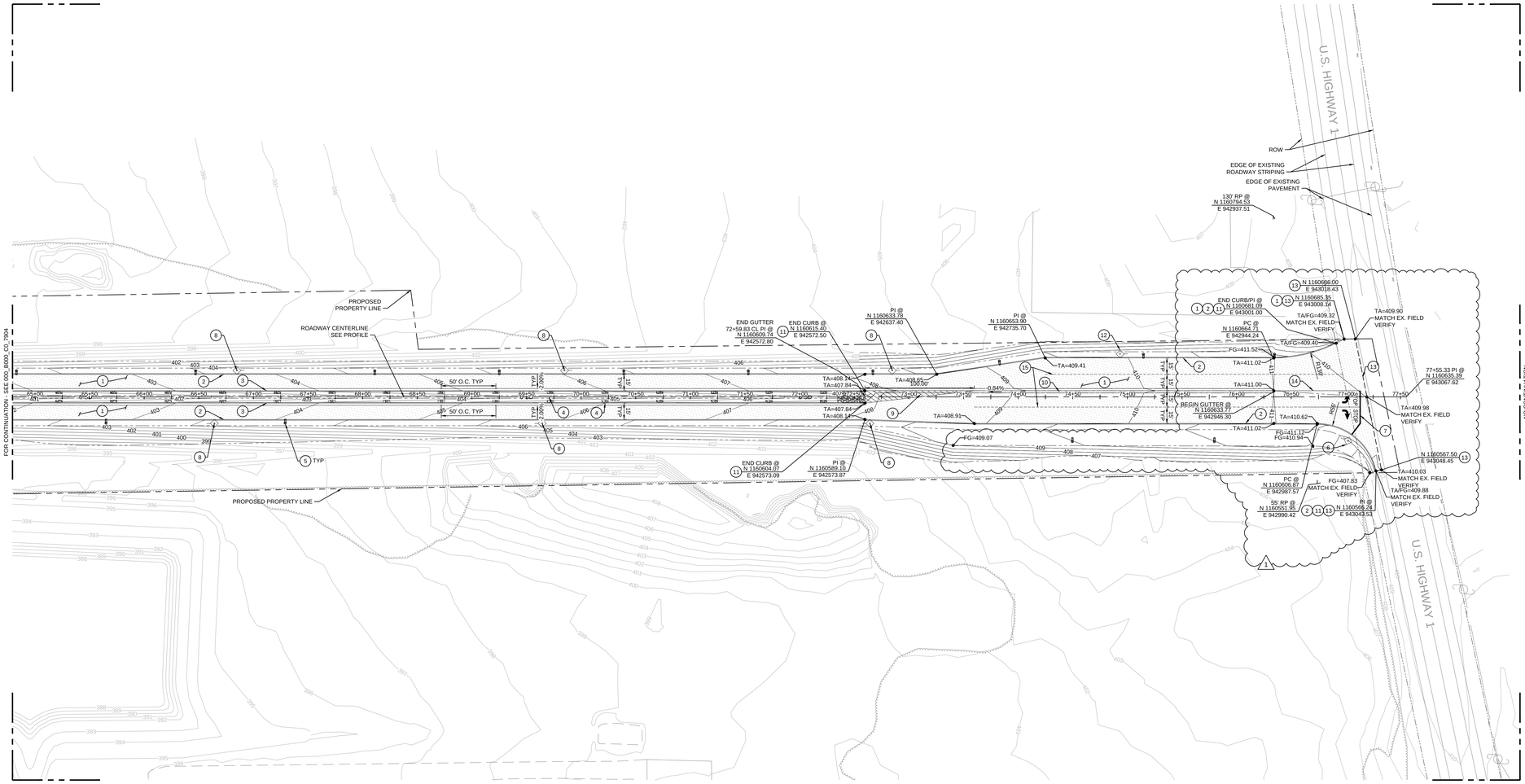
A SEE LEGEND, NOTES AND ABBREVIATIONS SHEET 000_B000_C0_0001 FOR COMPLETE GENERAL NOTES. GENERAL NOTES MAY CONTAIN NOTES THAT DO NOT APPLY TO THIS WORK PACKAGE.
B FIELD VERIFY CONNECTION POINTS TO EXISTING UTILITIES. NOTIFY ENGINEER OF DISCREPANCIES FROM PLAN OF RECORD.
C EXISTING GRADES SHOWN ARE A COMBINATION OF EXISTING GRADES AND COMPLETED ROUGH GRADING AND SHOULD BE FIELD VERIFIED.
D MANHOLE LID ADJUSTMENT REQUIRING GREATER THAN 12" OF STACKED GRADE RINGS WILL HAVE THE TOP SECTION REMOVED, A 12" OR GREATER PRECAST MANHOLE SECTION INSTALLED AND TOP SECTION REPLACED. ALIGN NEW STEPS W/ EXISTING STEPS. IN CASE OF FLAT TOP MANHOLE, REMOVE TOP LID SECTION & INSTALL PRECAST SECTION. REINSTALL RIM & LID TO GRADE.
E ROADWAY AND PAVEMENT STRIPING AND SITE SIGNAGE IS SHOWN IN APPROXIMATE LOCATIONS (UNO). SEE SITE IMPROVEMENT PLANS FOR FINAL STRIPING AND SIGNAGE.
F GRADES SHOWN ON UTILITY PLANS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR FINAL CONSTRUCTION. FINISHED GRADING TO BE ISSUED AS PART OF FINAL SITE IMPROVEMENTS AND UTILITY STRUCTURES TO BE ADJUSTED TO FINISHED GRADE AT TIME OF COMPLETION OF FINAL SURFACES. CONTRACTOR TO ENSURE UNDERGROUND UTILITIES ARE ADEQUATELY PROTECTED FROM TRAFFIC LOADING UNTIL FULL DESIGN DEPTH OF BURIAL IS ACHIEVED.
G DIMENSIONS AND COORDINATES ARE TO FACE OF CURB (UNO).
H PROVIDE THRUST BLOCKS/JOINT RESTRAINTS ON ALL PRESSURIZED LINES. SEE STANDARD DETAILS.
J FIELD VERIFY LIMITS OF DEMOLITION & LOCATION OF UTILITIES TO REMOVE.
K INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED SWPPP AND BEST MANAGEMENT PRACTICES OF LOCAL JURISDICTION.
L CONTRACTOR RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE TO STORM DRAIN SYSTEM UNTIL PERMANENT STORM DRAIN SYSTEM IS INSTALLED.
M TELECOM, ELECTRICAL & LSS SHOWN FOR REFERENCE ONLY. COORDINATE INSTALLATION WITH RESPECTIVE DISCIPLINE'S CONSTRUCTION DOCUMENTS.
N ADJUST UTILITY STRUCTURES (PIV'S, HYDRANTS, MH'S, CB'S, VAULTS, ETC.) TO FINISH GRADE WHEN COMPLETING FINAL GRADING. ELECTRICAL AND TELECOM VAULTS TO BE ADJUSTED TO FINISHED GRADE WITH GRADE RINGS.
P FOR UTILITY CROSSINGS AND UTILITY TRENCHING, SEE STANDARD DETAILS.
Q UTILITY INSTALLATION INCLUDES TRENCHING, PIPE BEDDING & BACKFILL, REINSTATE SURFACE TO ORIGINAL CONDITION UNO ON SITE IMPROVEMENT PLANS. FOR UTILITY TRENCHING, SEE STANDARD DETAILS.
R UNLESS OTHERWISE DIRECTED BY THE OWNER OR BY THE AJE, REPLACE, IN KIND, ALL INFRASTRUCTURE INCLUDING BASE, AC PAVING, CONCRETE CURBS, GUTTERS AND SIDEWALKS, UTILITIES, LANDSCAPING, AND IRRIGATION LINES, NOT INTENDED FOR DEMOLITION, BUT WHICH HAVE BEEN REMOVED OR DISTURBED AS A RESULT OF DEMOLITION ACTIVITIES.
S WHERE DEMOLITION OCCURS AND NO SPECIFIC INSTRUCTIONS ARE MADE CONCERNING NEW OR REPLACEMENT FEATURES, RESTORE THE AREA TO A FINISHED CONDITION USING MATERIALS MATCHING THOSE ADJACENT TO THE REMOVAL SITE, MAKING SURE PROPER DRAINAGE AND APPEARANCE IS ATTAINED.
T COORDINATE INSTALLATION OF ELECTRICAL GROUNDING GRID AT SITE SLABS, FENCING AND WALLS WITH ELECTRICAL DRAWINGS.
U EXISTING SITE UNDERGROUND UTILITIES, GRADES, STRUCTURES AND SITE FURNISHINGS DEPICTED ON THESE DRAWINGS ARE A COMBINATION OF SITE SURVEYS, AND CLIENT PROVIDED RECORD DRAWINGS. FIELD VERIFY LOCATION OF UTILITIES, GRADES AND STRUCTURES WITHIN LIMITS OF CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
V IN LOCATIONS OF PILING INSTALLATIONS, PERFORM POTHOLING IN ADVANCE OF PILE DRILLING TO FIELD VERIFY LOCATION AND AVOID DAMAGE OF EXISTING UTILITIES.
W REMOVE TEMPORARY MATERIALS, EQUIPMENT, SERVICES & CONSTRUCTION ENABLING FEATURES PRIOR TO SUBSTANTIAL COMPLETION OF WORKS. CLEAR AREAS USED BY THE CONTRACTOR FOR TEMPORARY STRUCTURES, RUBBISH, AND WASTE MATERIALS, AND PROPERLY GRADE TO DRAIN AND BLEND IN WITH THE ABUTTING PROPERTY. FINISH AREAS USED FOR THE DEPOSIT OF WASTE MATERIALS TO PROPERLY DRAIN AND BLEND WITH SURROUNDING TERRAIN UNO ON LANDSCAPE OR SITE IMPROVEMENT PLANS. CLEAR AND RESTORE STAGING AREAS TO THE ORIGINAL CONDITION UNO ON LANDSCAPE OR SITE IMPROVEMENT PLANS. CORRECT DAMAGE, CHANGES OR ALTERATIONS MADE BY THE CONTRACTOR TO STORAGE AND LAYDOWN AREAS DURING CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION, UNLESS NOTED OTHERWISE ON DRAWINGS.
X TEMPORARY DEWATERING AND DRAINAGE OF SITE IS RESPONSIBILITY OF CONTRACTOR. MAINTAIN DRAINAGE PATHS THROUGH TEMPORARY MEASURES AS DEFINED IN THE SWPPP DEWATERING PLAN, UNTIL SUCH TIME AS FINAL STORM DRAINAGE SYSTEM IS IN PLACE.
Y ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
Z UTILITY CONNECTIONS TO UNDERSLAB BUILDING PLUMBING SYSTEMS AND ROOF DRAIN DOWNSPOUTS INDICATED ON THE CIVIL DRAWINGS ARE APPROXIMATE BASED ON BUILDING SYSTEM DESIGN. SITE CONTRACTOR TO REFER TO CIVIL STANDARD DETAILS AND PROVIDE FITTINGS REQUIRED AND CONSTRUCTION MEANS AND METHODS NECESSARY TO CONNECT SITE SYSTEM TO BUILDING UNDERSLAB SYSTEM.
AA UNDERGROUND UTILITIES ARE TYPICALLY DESIGNED FOR HS-20 TRAFFIC LOADING AT END STATE INSTALLATION CONDITION. CONTRACTOR TO REFER TO LOADING PER NOTE F ABOVE, OR IF LOADS EXCEEDING NORMAL HS-20 LOADING ARE INTRODUCED IN PROXIMITY OF THE UTILITY. CONSULT GEOTECHNICAL ENGINEER FOR UTILITY LOADING ANALYSIS AND RECOMMENDATIONS.

KEYED NOTES

1 CONSTRUCT HEAVY DUTY AC PAVEMENT PER DET 1/000_B000_C0_7606.
2 CONSTRUCT HEADER CURB PER DET 12/000_B000_C0_7607.
3 CONSTRUCT CONCRETE CURB AND GUTTER PER DET 16/000_B000_C0_7607.
4 DRY SWALE AND CURB CUTS PER DETAIL 8/000_B000_C0_7605.
5 INSTALL STREET LIGHTING. SEE ELECTRICAL PLANS FOR FINAL LOCATION.
6 INSTALL STOP SIGN PER MUTCD R1-1. POST AND BASE PER DET 8/000_B000_C0_7608.
7 STOP BAR AND PAVEMENT MARKING PER DETAIL 7/000_B000_C0_7608. PROVIDE 50-FT LONG SOLID WHITE LANE LINE UNO.
8 INSTALL "15 MPH" SIGN PER MUTCD R2-1. POST AND BASE PER DET 8/000_B000_C0_7608.
9 4"-WIDE, YELLOW STRIPING @ 3' O.C. @ 45 DEGREES FROM VEHICULAR TRAFFIC.
10 CONSTRUCT CONCRETE VALLEY GUTTER PER DET 2/000_B000_C0_7611.
11 CONSTRUCT TAPERED CURB END PER DET 15/000_B000_C0_7607.
12 INSTALL MERGE SIGN PER MUTCD W4-1. POST AND BASE PER DET 8/000_B000_C0_7608.
13 SAWCUT ASPHALT PAVEMENT ALONG EXISTING ROADWAY EDGE.
14 4"-WIDE, YELLOW STRIPING, SOLID, DOUBLE CENTERLINE PER DET 5/000_B000_C0_7608.
15 4"-WIDE , WHITE, DASHED LANE LINE PER DET 5/000_B000_C0_7608.

UTILITY COORDINATION NOTE

A PROPOSED UNDERGROUND UTILITIES ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE APPROPRIATE UTILITIES PACKAGES FOR ASSOCIATED INSTALLATION REQUIREMENTS RELATED TO CROSSING CULVERTS, DRY SWALE OUTLET STRUCTURES, AND DRY SWALE UNDERDRAIN PIPING.



SOUTH FINGER ROAD PLAN

0 40 80 120
1"=40' - Scale in Feet

OWNER / DEVELOPER
6360 South Federal Way
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www.Micron.com

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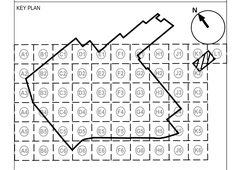
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CONTRACTOR

PROJECT ADDRESS

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KEY PLAN



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ARCHITECT / ENGINEER
CHRISTOPHER SCOTT HARDESTY
LICENSE NUMBER
09741E EXP 03/31/2028

STAMP

REV	DATE	DESCRIPTION	ISSUED BY
1	06/04/26	SP-05A_ADD-01	ISSUE FOR CONSTRUCTION	TS
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Revisions

PROJECT TITLE
NY1 - F20

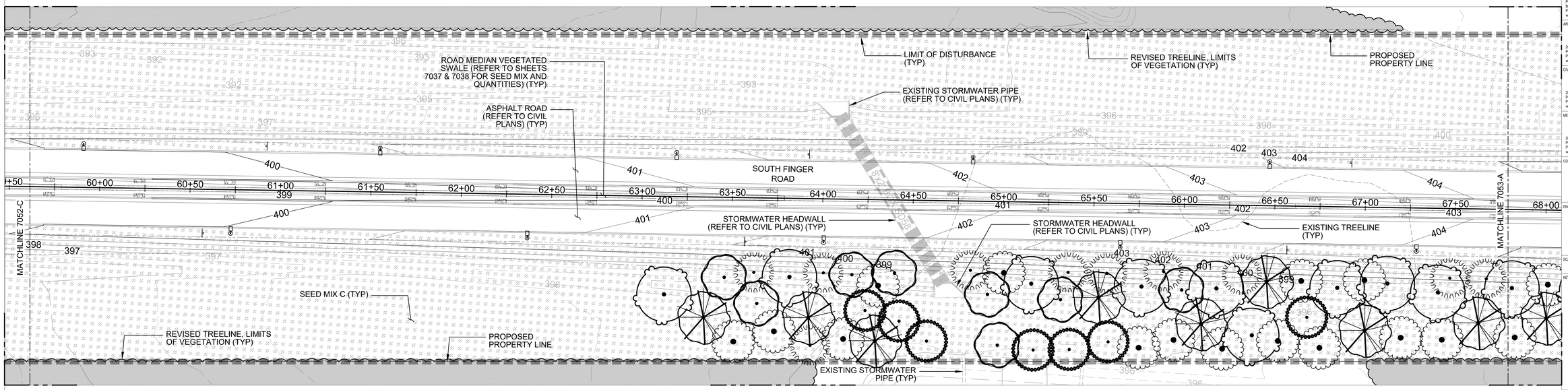
PROJECT PHASE
DESIGN - PHASE 1

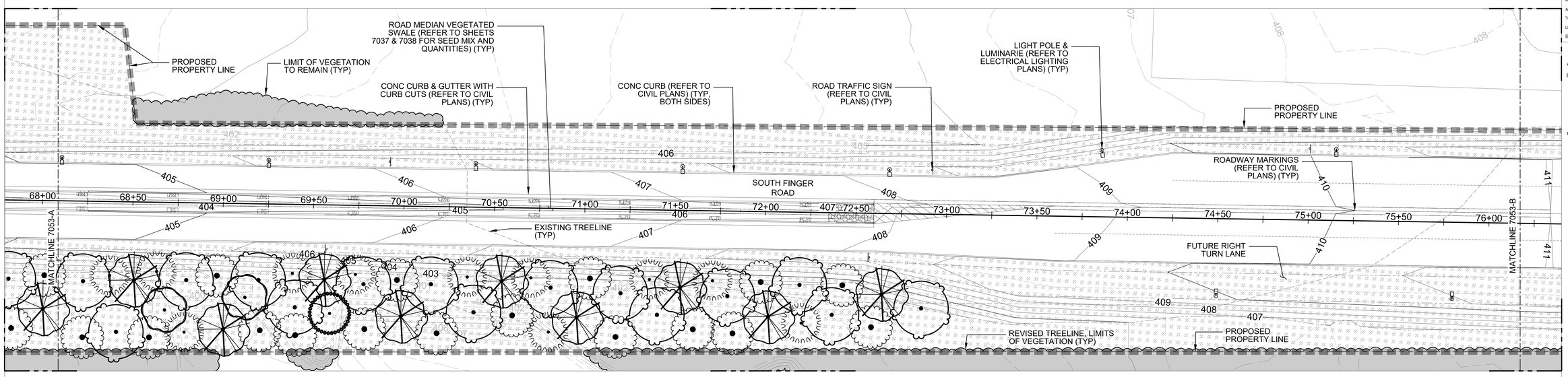
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000 - SITE - CIVIL
SOUTH FINGER ROAD
PLAN & PROFILE

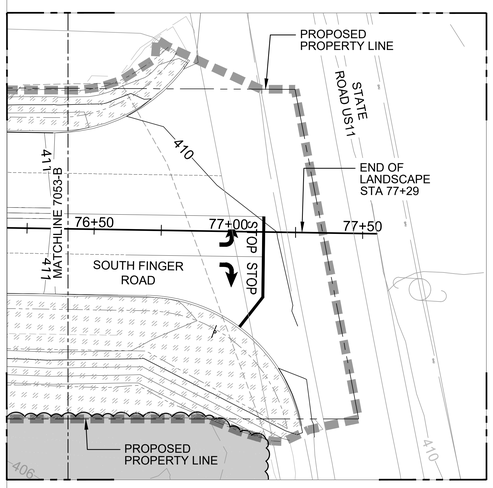
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DATE		JOB NO	C2039419	SCALE	AS NOTED
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MODEL NAME	N/A				
ISSUE FOR CONSTRUCTION				SHEET ----	SIZE E

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DATE: 03/Jun/26 - 2:01pm C:\a2k_Rockwell\000_B000_C0_7905.dwg







LINE & HATCH LEGEND

- LIMIT OF WORK (LIMIT OF DISTURBANCE - LOD)
- 405 EXISTING MAJOR CONTOUR LINE (5 FT)
- 401 EXISTING MINOR CONTOUR LINE (1 FT)
- 410 MAJOR CONTOUR LINE (5 FT)
- 406 MINOR CONTOUR LINE (1 FT)
- GRADE BREAK LINE
- MATCHLINE
- REVISED TREELINE, LIMITS OF VEGETATION TO REMAIN
- EXISTING TREELINE
- EXISTING VEGETATION TO REMAIN (AREA HATCH)
- SEED MIX C - NATIVE ROADSIDE BUFFER MIX NOTE: PLANTING ZONE HATCH ANGLE MAY VARY DEPENDING ON SHEET, VIEWPORT, AND TRUE NORTH.

SYMBOL LEGEND

- ROAD LIGHT POLE & LUMINAIRE (REFER TO CIVIL & ELECTRICAL FOR LOCATION)
- ROAD TRAFFIC SIGN (REFER TO CIVIL FOR LOCATION)

PLANT SCHEDULE - SHEET 7053 - STA: 59+61-77+29

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
TREES					
	ACER NIGRUM	BLACK MAPLE	2.5-3" CAL B&B	AS SHOWN	19
	BETULA NIGRA	RIVER BIRCH	2.5-3" CAL B&B	AS SHOWN	8
	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3" CAL B&B	AS SHOWN	10
	QUERCUS MACROCARPA	BUR OAK	2.5-3" CAL B&B	AS SHOWN	26
	PINUS STROBUS	WHITE PINE	6-8' B&B	AS SHOWN	33
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5-6' B&B	AS SHOWN	22
SEED MIX					
	SEED MIX C - NATIVE ROADSIDE BUFFER MIX		SEED		185,940 SF

NOTE: PLANTING ZONE HATCH ANGLE MAY VARY DEPENDING ON SHEET, VIEWPORT AND TRUE NORTH.

HIDDEN

0 20 40 60

1"=20' - Scale in Feet

OWNER / DEVELOPER

micron

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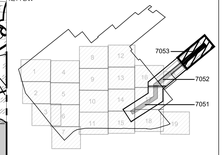
CONTRACTOR

PROJECT ADDRESS

SCALE BAR

THIS BAR SHOULD MEASURE 1" WHEN PLOTTED TO SCALE

KEY PLAN



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STAMP

REGISTERED LANDSCAPE ARCHITECT — TIMARA LYNN SCHLAGBAUM — 001981 — STATE OF NEW YORK

ARCHITECT / ENGINEER

TIMARA L SCHLAGBAUM

LICENSE NUMBER

001981, EXP 10/31/2028

GENERAL NOTES:

A SEE 000_B000_C0_0900 FOR COMPLETE GENERAL NOTES.

B GRADES SHOWN ON UTILITY PLANS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR FINAL CONSTRUCTION. FINISHED GRADING TO BE ISSUED AS PART OF FINAL SITE IMPROVEMENTS AND UTILITY STRUCTURES TO BE ADJUSTED TO FINISHED GRADE AT TIME OF COMPLETION OF FINAL SURFACES. CONTRACTOR TO ENSURE UNDERGROUND UTILITIES ARE ADEQUATELY PROTECTED FROM TRAFFIC LOADING UNTIL FULL DESIGN DEPTH OF BURIAL IS ACHIEVED.

C SEE DRAWING 000_B000_L0_7055 FOR LANDSCAPE NOTES, SCHEDULES & DETAILS

REV	DATE	DESCRIPTION	ISSUED BY
0	09/18/25	SP-05A | ISSUE FOR CONSTRUCTION	TS

Revisions

PROJECT TITLE

NY1 - F20

PROJECT PHASE

DESIGN - PHASE 1

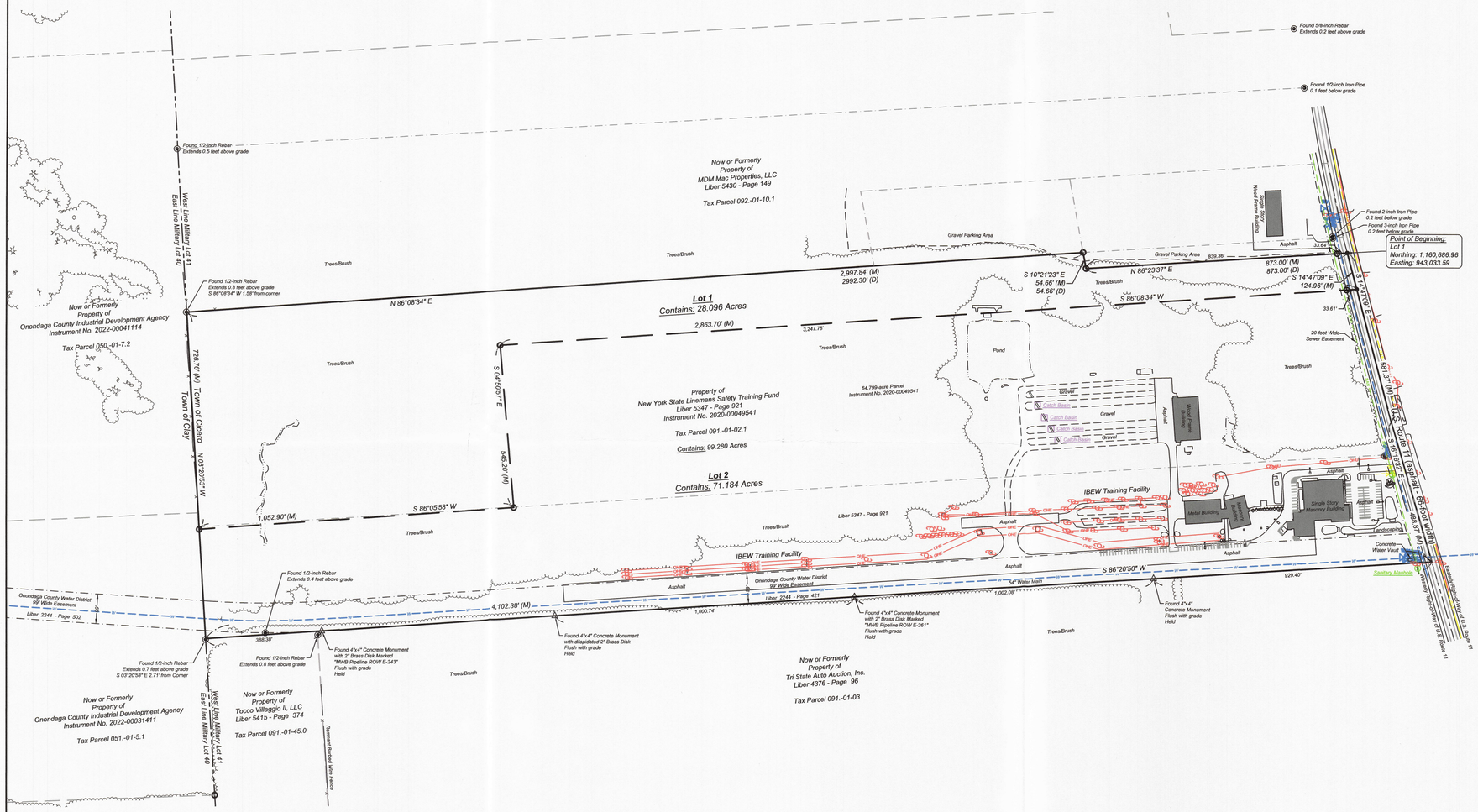
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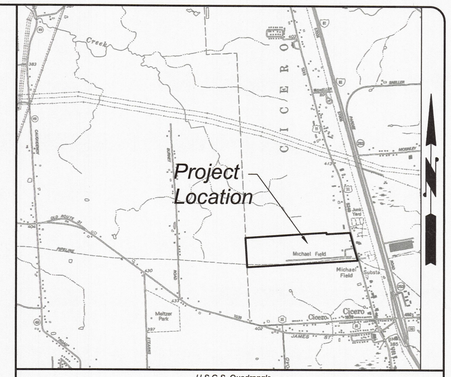
000 - SITE - LANDSCAPE
SOUTH FINGER RD
LANDSCAPE PLAN 3

DESIGNED	CO	DRAWN	CO	CHECKED	RM
DATE		JOB NO	C2039419	SCALE	1"=20'
DRAWING NO	000_B000_L0_7053				REV 0
MODEL NAME	N/A				
ISSUE FOR CONSTRUCTION			SHEET ----		SIZE E

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Z-26-247 (previously from S-26-5)





U.S.G.S. Quadrangle
Clay and Cicero, New York
Not to Scale

Legend:

- Property Line
- Subdivision Lot Line
- Adjoiners Deed Line
- Interior Deed Line
- Easement Line
- Centerline of Road
- Military Lot Line
- Remnant Barbed Wire Fence
- Chain Link Fence
- Natural Gas Line
- Overhead Utilities
- Overhead Electric
- Water Line
- Sanitary Sewer Line
- Edge of Trees/Brush
- Edge of Water
- Edge of Gravel
- Trail
- Found Iron (Pipe, Rebar, et cetera)
- Set 5/8-inch Rebar with 1 1/4-inch diameter red plastic cap marked "Thew Associates"
- Point not monumented
- Found Concrete Monument
- (M) Measured Distance
- (D) Deeded Distance
- Utility Pole
- Light Pole
- Area Light

General Notes:

1. The survey on which this map is based is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).
2. North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
3. The reference horizontal control station is a GPS Continuously Operating Reference Station (CORS) designated as "North Syracuse CORS ARP" (NYNS). NYNS is a horizontal and vertical Control Station established by the New York State Department of Transportation and last adjusted by the National Geodetic Survey in June 2019.
4. RTK GNSS surveying techniques were utilized to determine the coordinates of the primary on-site horizontal control points, while RTK GNSS and conventional surveying techniques were utilized to determine the coordinates of secondary on-site horizontal control points.
5. There are no encroachments onto adjoining property, streets or alleys, or any easements burdening the surveyed premises by any buildings, structures or other improvements, and there are no encroachments onto the surveyed property or easements benefiting the surveyed property by buildings, structures or other improvements situated on adjoining property, except for the following encroachments. NONE
6. The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
7. This survey was completed without the benefit of an abstract of title and is subject to the facts that may be disclosed therein.
8. The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
9. The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
10. The information shown hereon is based on an instrument survey completed on August 25, 2023.
11. Certifications shown hereon are non-transferable.

TOWN OF CICERO
FILE COPY
FEB 10 2026
ZONING AND PLANNING

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Surveyors Certification:

The undersigned surveyor hereby certifies this boundary survey and the field survey upon which it is based, was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the parties listed below:

1. *Hancock Estabrook, LLP*
2. *Micron New York Semiconductor Manufacturing, LLC*
3. *New York State Lineman's Safety Training Fund*

Signature: Michael P. Merithew

Michael P. Merithew, Licensed Land Surveyor No. 050861

Reference Drawings:

1. *Titled "Meyers RV, Part of F. Lot No. 41, Town of Cicero, Onondaga County, New York", dated October 5, 2017, prepared by Ianuzi and Romans Surveying, P.C., distinguished as File No. 2546.011, and filed in the Onondaga County Clerk's Office on April 3, 2018 as Map No. 12553.*
2. *Titled "Lands of Bates, Part of M. Lot No. 40, Town of Clay, Onondaga County, New York", dated November 11, 1997, prepared by Alfred N. Ianuzi, Jr., distinguished as File No. 2548.001 and filed in the Onondaga County Clerk's Office on March 27, 1998 as Map No. 8617.*
3. *Titled "Tocco Villaggio Section No. 2, Part of F. Lot No. 40, Town of Clay, Onondaga County, New York", dated January 29, 2018, prepared by Ianuzi and Romans Land Surveying, P.C., distinguished as File No. 488.022, and filed in the Onondaga County Clerk's Office on October 5, 2020 as Map No. 13029.*
4. *Titled "Final Map, Resubdivision of Tax Parcels 91.-01-1.1 & 2 into Lot 1, N.Y.S. Linemans Safety Training, Onondaga Co., N.Y.", dated November 12, 2021, prepared by D.W. Hanning L.S., P.C., distinguished as Project J882834, and filed in the Onondaga County Clerk's Office on June 1, 2022 as Map No. 13319.*

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.

Owner Approval	*Town of Cicero Approval*	*Town of Cicero Planning Board Chairman Approval*
I hereby approve this subdivision map.		*I hereby approve this subdivision map.*
New York State Linemans Safety Training Fund *8531 Brewerton Road, Suite 3* *Cicero, New York 13039*		*Planning Board Chairman* *8236 Brewerton Road* *Cicero, New York 13039*

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REV	DESCRIPTION	DATE
01	Revise subdivision line	02.14.2025

STATE OF NEW YORK
MICHAEL P. MERITHEW
050861
LICENSED LAND SURVEYOR

DRAWN: BSH
CHECKED: MPM
SCALE: 1" = 200'
DATE: Sept. 7, 2023
PROJECT NUMBER: 4483-12-22

Final Subdivision Plan
Property of
New York State Lineman's Safety Training Fund
Tax Parcel No. 091.-01-02.1

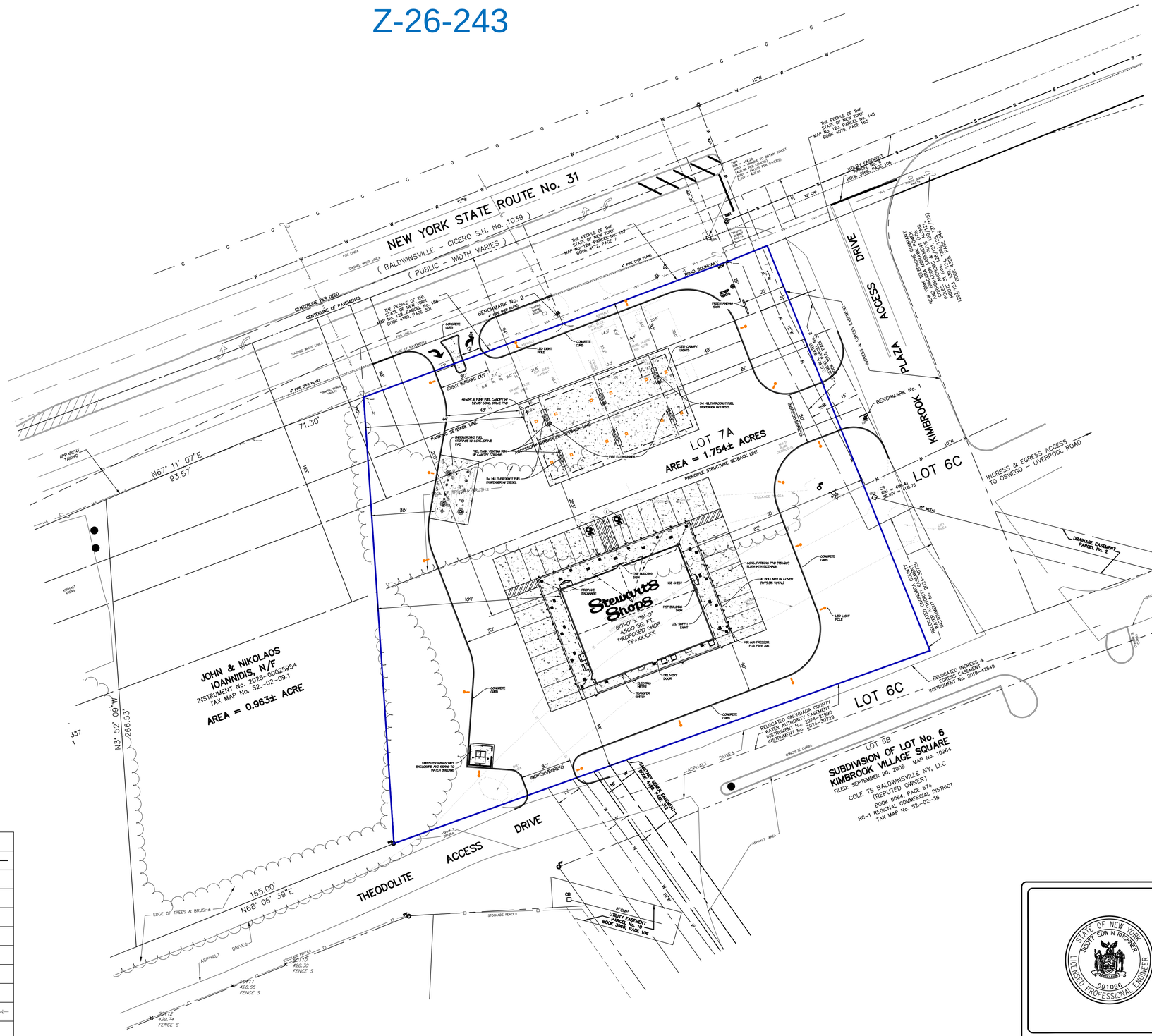
Town of Cicero
County of Onondaga
State of New York

P.O. Box 483
6431 US Highway 11
Canton, New York 13617
T: 315/386-2776
F: 315/386-1012

Thew Associates
LAND SURVEYORS
www.ThewAssociates.com

9478 River Road
Marcy, New York 13403
T: 315/733-7278
F: 315/797-1957

Z-26-243



SIGN KEY:

1) ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND
3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTES IN THE LOCATIONS INDICATED ON THE PLAN.

1 — RESERVED PARKING / VAN ACCESSIBLE
HANDICAP SIGN
RT-8 12"x18"
RT-8A 12"x6"
6'-0" MOUNTING HEIGHT MIN., SEE PLAN FOR LOCATION

2 — NO PARKING ANY TIME
NO PARKING SIGN
RT-1 12"x18"
6'-0" MOUNTING HEIGHT MIN., SEE PLAN FOR LOCATION

N
W E
S

TOWN OF CLAY

ONONDAGA COUNTY PARCEL #: 052.-02-11.1

ZONE: REGIONAL COMMERCIAL (RC-1)

USE: CONVENIENCE STORE WITH GASOLINE

	PROPOSED	REQUIRED
LOT AREA	76,418.4 SF (1.75 AC)	N/A
LOT WIDTH	105.2 FT	N/A
MAX BUILDING COVERAGE	6%	100%
MAX BUILDING HEIGHT	25'-10" (1 STORY)	4 STORY
FRONT BLDG SETBACK (N)	203 FT	165 FT C/L
SIDE BLDG SETBACK (E)	115 FT	0 FT
SIDE BLDG SETBACK (W)	104 FT	0 FT
REAR BLDG SETBACK (S)	44 FT	0 FT
CANOPY FRONT SETBACK (N)	44 FT	115 FT C/L
CANOPY SIDE SETBACK (E)	81 FT	0 FT
CANOPY SIDE SETBACK (W)	94 FT	0 FT
CANOPY REAR SETBACK (S)	171 FT	0 FT
SIGNS (BUILDING)	2 @ 17 SF	8% OF FACE
SIGN (FREE STANDING)	1 @ 63 SF	1 @ 64 SF
SIGN SETBACK	25 FT (N) 25 FT (E)	25 FT
PARKING SPACES (5/ACRE = 9) (6/1000 = 27)	38 SPACES	36 SPACES

GAS COMPONENTS (230-27):

FUEL PUMP SETBACK FROM LOT LINE	47 FT(N)	30 FT
UNDERGROUND FUEL TANKS FROM LOT LINE	38 FT(W)	35 FT
FUEL TANK VENTS FROM LOT LINE (WITHIN CANOPY COLUMN)	108 FT(W)	25 FT

EXISTING SITE USAGE DATA

GREENSPACE	64,210 SF	(84%)
BUILDING	3,199 SF	(4%)
PAVEMENT	9,009 SF	(12%)

PROPOSED SITE USAGE DATA

GREENSPACE	26,083 SF	(34%)
BUILDING	4,500 SF	(6%)
CONCRETE	14,830 SF	(19%)
PAVEMENT	31,005 SF	(41%)

LEGEND

PROPERTY LINE	
FIRE HYDRANT	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
POLE LIGHT	
BOLLARD	
OVERHEAD UTILITIES	OHW

NOTES:
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
2. DARKER LINES INDICATE NEW WORK.
3. DOTTED LINES INDICATE REMOVED ITEMS.

STATE OF NEW YORK SCOTT EDWIN STRICKLER 091096 LICENSED PROFESSIONAL ENGINEER

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

STORE NAME, ABBREVIATION & NO.: CLAY - CLY - 480

SITE LOCATION: 3566 NY-31 - BALDWINSVILLE, NY 13027

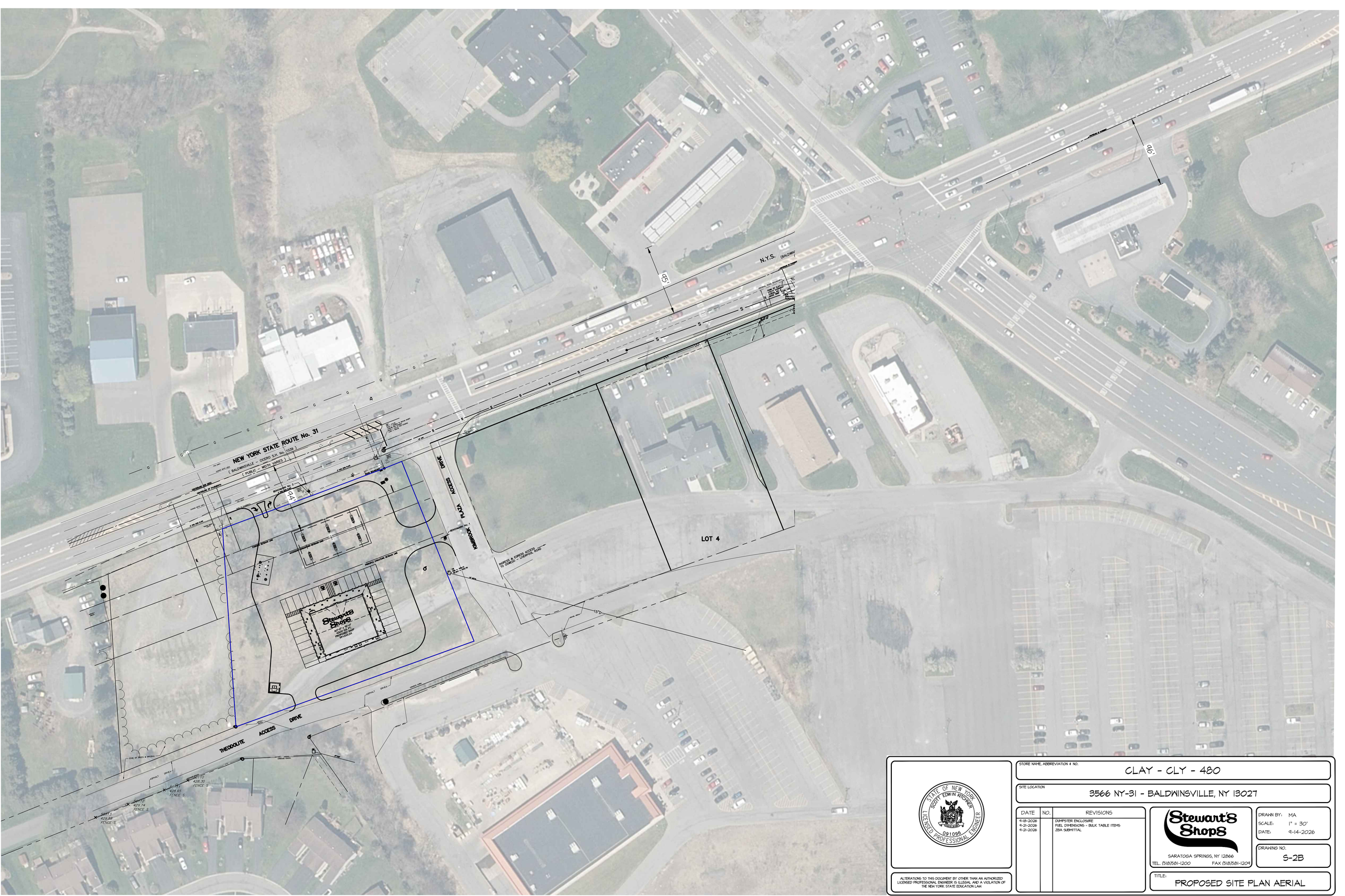
DATE	NO.	REVISIONS
4-18-2026		DUMPSTER ENCLOSURE
4-21-2026		FUEL DIMENSIONS - BULK TABLE ITEMS
4-21-2026		ZBA SUBMITTAL

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: MA
SCALE: 1" = 30'
DATE: 4-14-2026

DRAWING NO.: S-2

TITLE: PROPOSED SITE PLAN



STATE OF NEW YORK
SCOTT EDWIN KRIDNER
091095
LICENSED PROFESSIONAL ENGINEER

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

STORE NAME, ABBREVIATION & NO.

CLAY - CLY - 480

SITE LOCATION

3566 NY-31 - BALDWINSVILLE, NY 13027

DATE	NO.	REVISIONS
4-18-2026		DUMPSTER ENCLOSURE
4-21-2026		FUEL DIMENSIONS - BULK TABLE ITEMS
4-21-2026		ZBA SUBMITTAL

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: MA
SCALE: 1" = 30'
DATE: 9-14-2026

DRAWING NO.

S-2B

TITLE:

PROPOSED SITE PLAN AERIAL

Town of Tully
Onondaga County, NY
Zoning Map

Legend

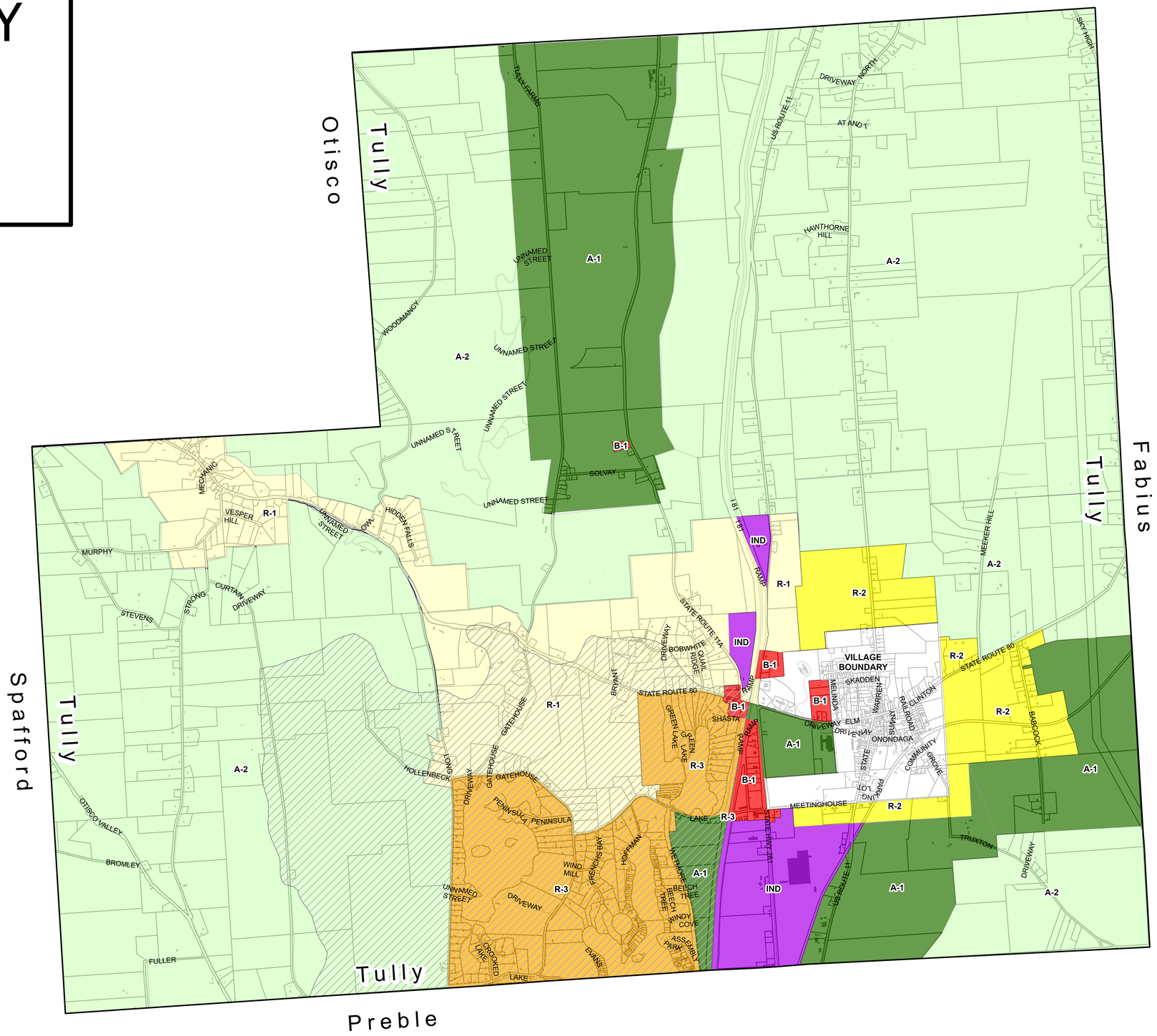
- Environmental Protection Overlay District (EPOD)
- A-1 Agriculture
- A-2 Agriculture
- B-1 Business
- IND Industrial
- R-1 Residential 1
- R-2 Residential 2
- R-3 Residential 3
- Village Boundary
- Municipal Boundaries

N

0 0.25 0.5 1 1.5 2 Miles

APRIL 2026

Revision No.	Local Law No.	Date	Description



Path: K:\Projects\2300\23000\GIS\Project\Zoning_Update\Zoning_Update1.aprx