Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING AGENDA

Wednesday, October 28, 2026
11:00 AM

I. Call To Order

II. Approval of minutes from previous meeting date of: 10/07/2026

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 28 2026 Z-26-249

Case Number: **Z-26-249**
RelatedCases: Z-26-250
Referring Board: Town of Lysander Town Board
Type of Action: SITE PLAN

Keyword:
Applicant: Zachary Butler
Location: at 2464 Lamson Road
Tax Map ID: 024.-02-03.1

JURISDICTION:

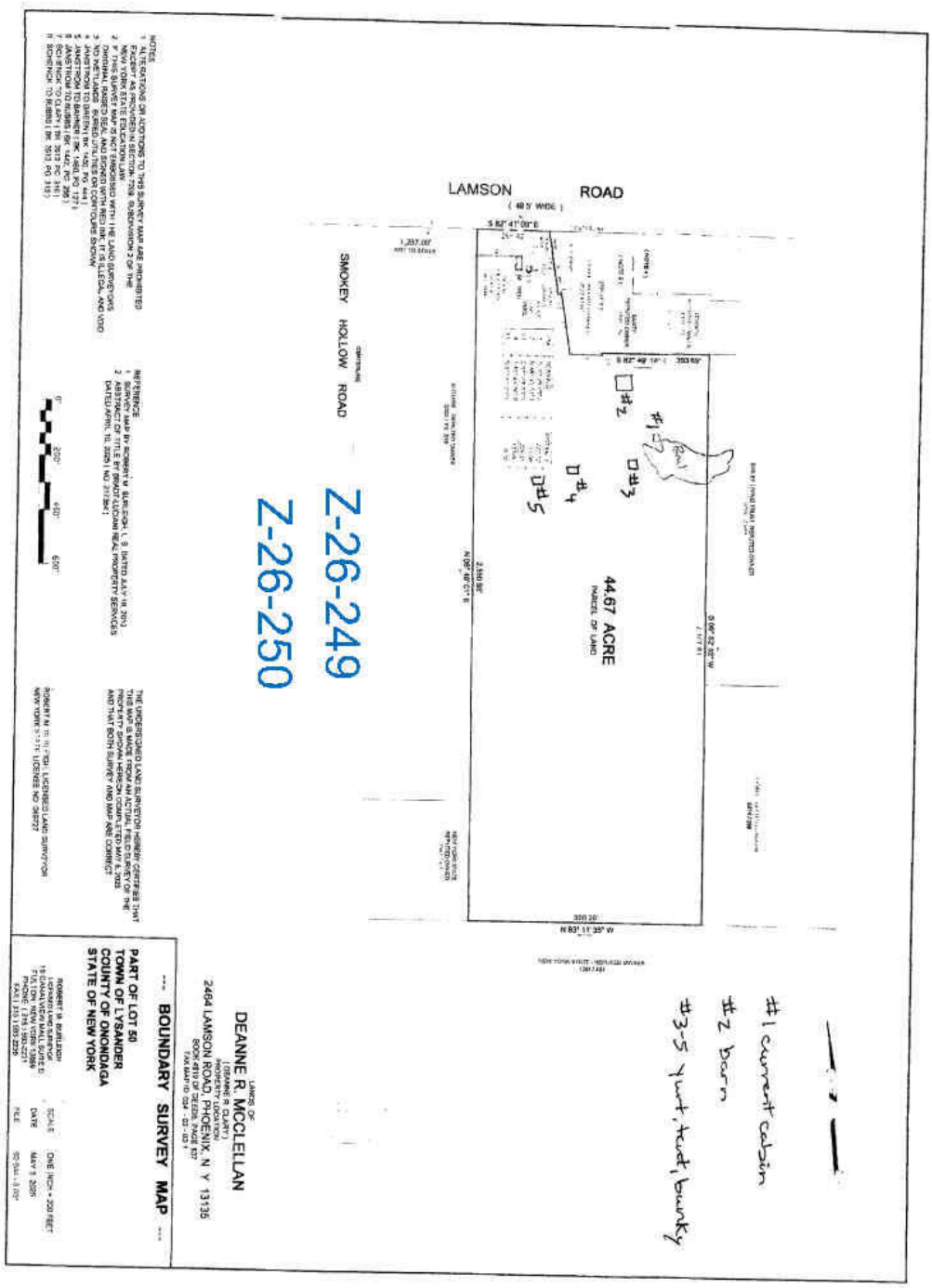
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area



SUMMARY:

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




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

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

Drinking Water:	Per the referral notice, a new individual well is proposed to serve the new barn. The location of the proposed well is not indicated in the referral materials.
Wastewater:	Per the EAF, a new individual "Onondaga County approved" septic system is proposed. The proposed septic tank or septic field locations are not indicated in the referral materials.
Plants/Animals:	The site may contain the Frank's sedge, Bald eagle, Indiana bat, Pied-billed grebe, or Least bittern, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-250

Case Number: **Z-26-250**

RelatedCases: Z-26-249

Referring Board: Town of Lysander Zoning Board of Appeals

Type of Action: SPECIAL PERMIT

Keyword:

Applicant: Zachary Butler

Location: at 2464 Lamson Road

Tax Map ID: 024.-02-03.1

JURISDICTION:

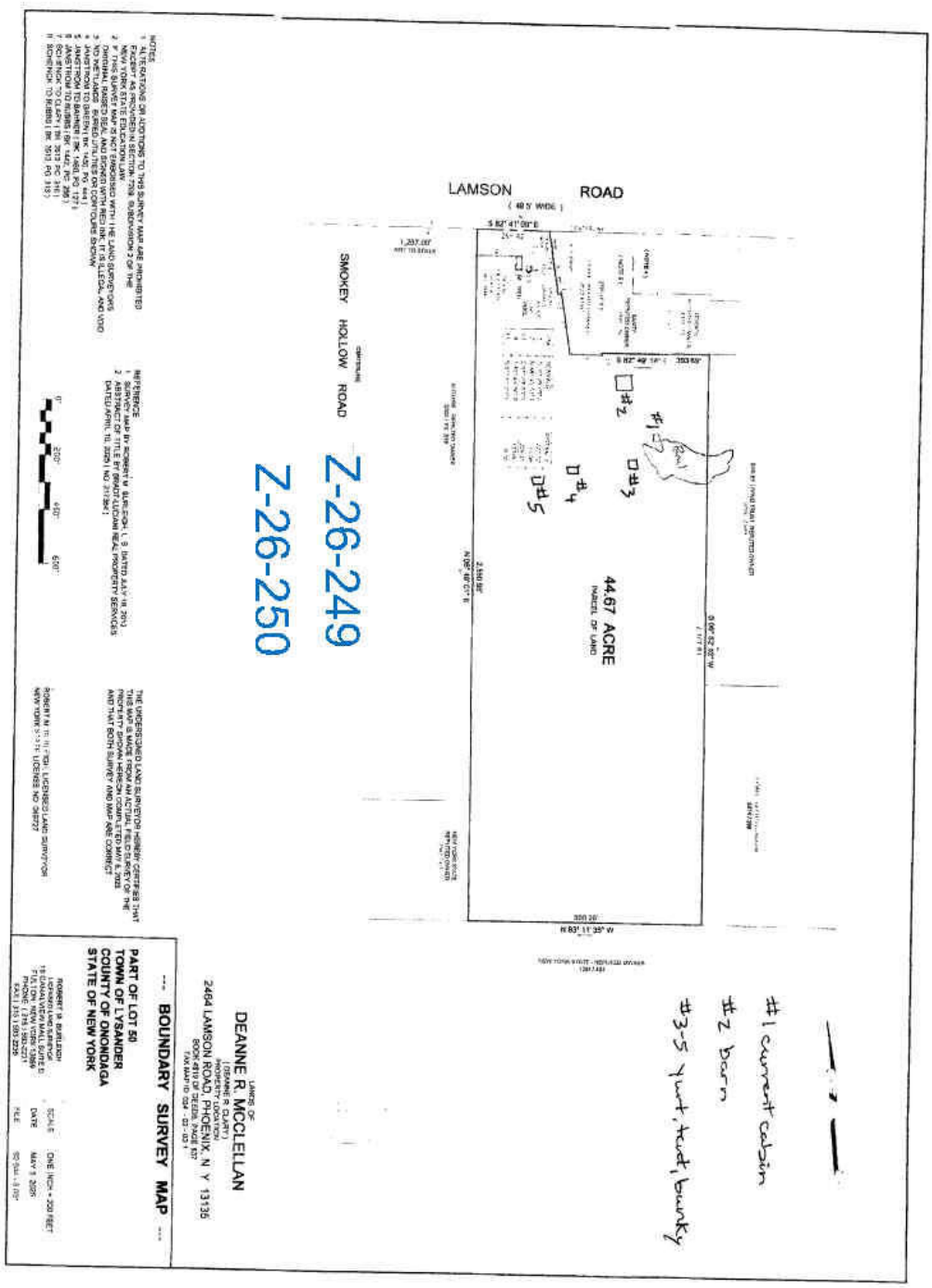
General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Lamson Road (Route 29), a county road and the NYS Three Rivers Wildlife Management Area, a state-owned recreation area



SUMMARY:

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




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

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

Drinking Water:	Per the referral notice, a new individual well is proposed to serve the new barn. The location of the proposed well is not indicated in the referral materials.
Wastewater:	Per the EAF, a new individual "Onondaga County approved" septic system is proposed. The proposed septic tank or septic field locations are not indicated in the referral materials.
Plants/Animals:	The site may contain the Frank's sedge, Bald eagle, Indiana bat, Pied-billed grebe, or Least bittern, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials it appears that some trees will be removed as part of the proposed project. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-258

Case Number: **Z-26-258**

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Type of Action: SITE PLAN

Keyword: National Grid

Applicant: Will Hacket (NiMo dba National Gri

Location: at General Motors Circle

Tax Map ID: 023.-08-04.0

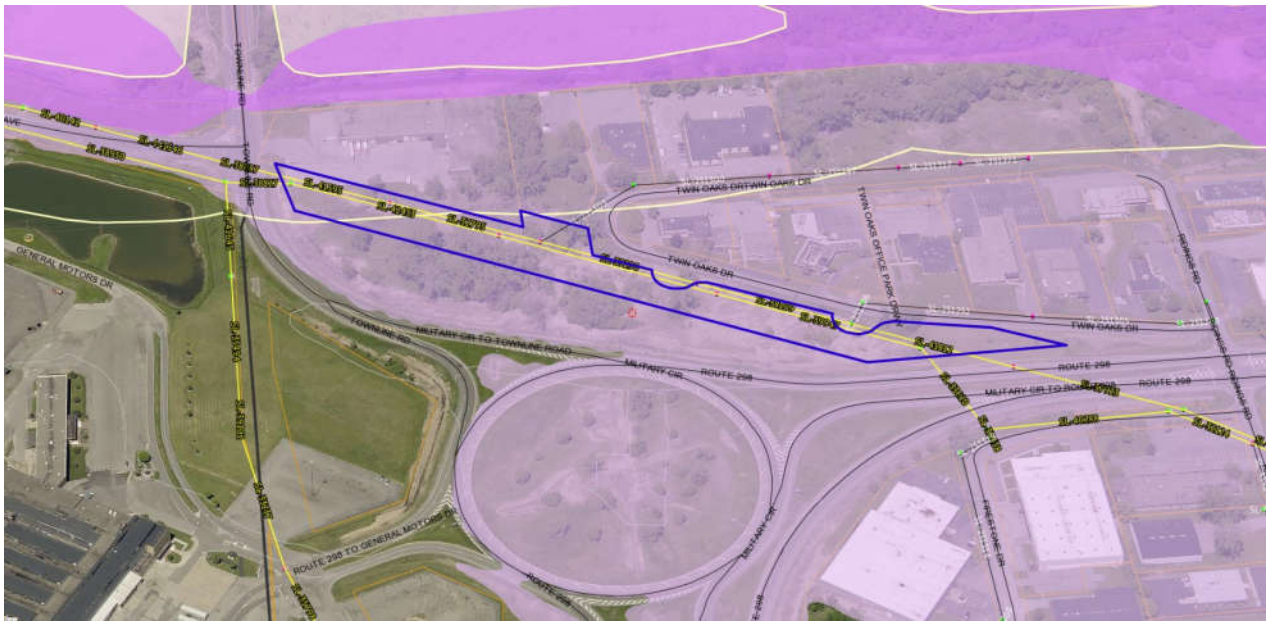
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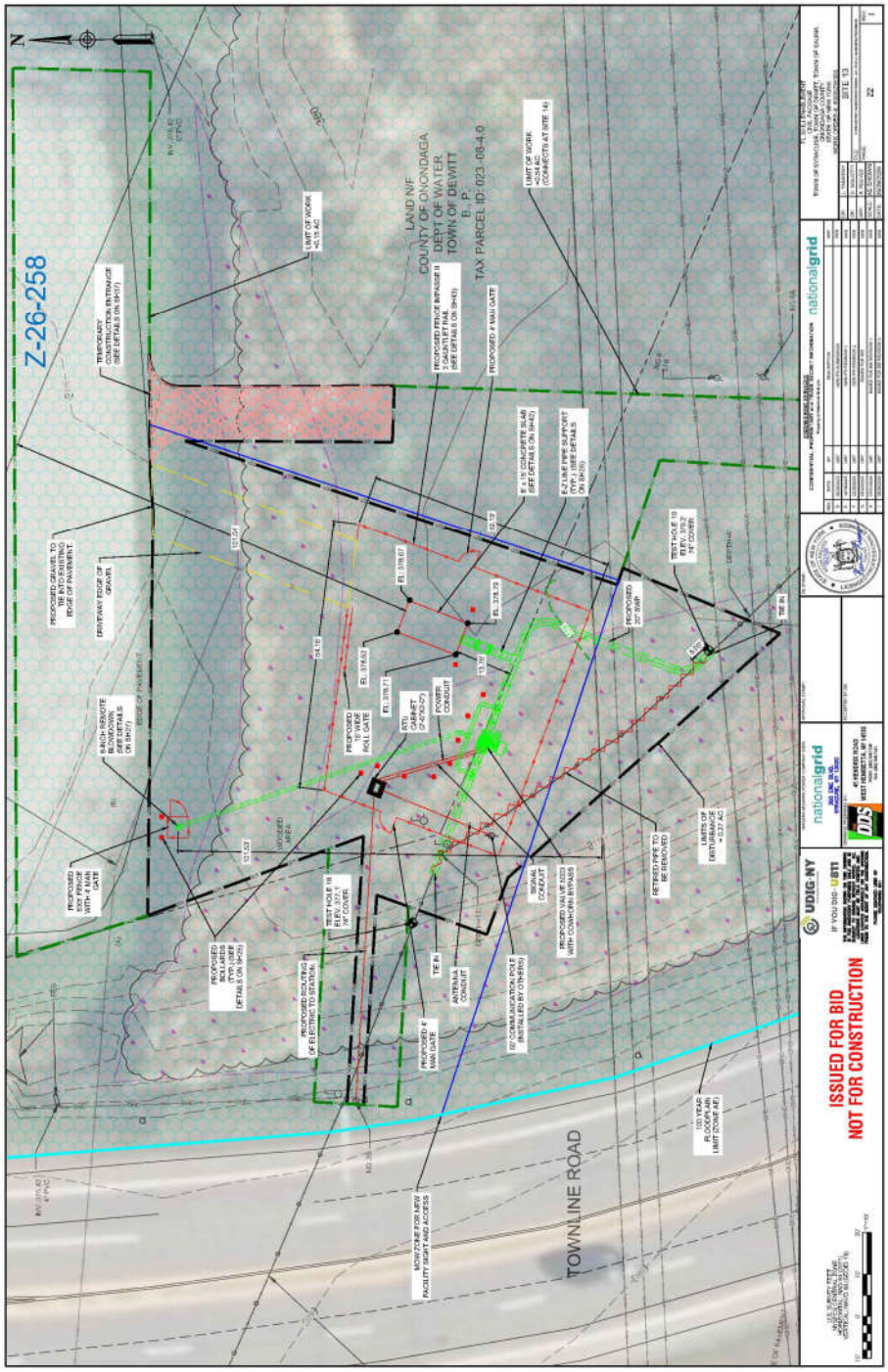
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 298 and Military Circle, both state highways, Town Line Road, a county highway, and the municipal boundary between the Town of DeWitt and the Town of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



SUMMARY:

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




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

STAFF REVIEW:	
Location:	The site is a long vacant County-owned parcel located along the north side of General Motors (GM) Circle. The site has frontage on NYS Route 298, Townline Road (county owned), and the General Motors Circle exit road to Townline Road.
Project Detail:	Per the local application, National Grid is seeking permission to construct "above-ground natural gas utility assets (piping, valve, heater, and RTU cabinet) within an easement to enable in-line-inspection (ILI) upgrades of the existing PL-50 gas pipeline. The upgrades will allow for the inspection of the pipeline using a robotic pipeline integrity gauge (PIG)." Per the Plans included with the referral, this proposal is part of 14 sites within the City of Syracuse, Town of Salina, and Town of DeWitt. Sites 13 and 14 are the sites being reviewed in this referral, located within the subject parcel. Per the Plans for Site 13 and Site 14 dated 8/26/26, pipe and valve infrastructure will be above ground. The plans for Site 13 on the same subject parcel show the infrastructure will be contained within fencing and accessed via two 4' gates. An 8' x 15' concrete slab and a 4'x3.5' RTU cabinet will be constructed within the fenced area. It appears that within Site 14, the pipe infrastructure will not be fenced in nor will additional structures be constructed.
(cont'd):	Sewer and water infrastructure are indicated on the ROW & Topographic Survey dated 10/26/23, but are not on the plans showing the proposed infrastructure.
Access:	A Temporary Construction Entrance is indicated on the plans for Site 13 to a parking lot on the adjacent parcel. It does not appear any driveways will be constructed to an existing roadway.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/10/26, 0.27 acres of the site will be disturbed by the proposed project.
Floodplain/Floodway:	Current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Wetlands:	GIS mapping shows a state wetland located north of the site and the 500' State wetland check zone extends into the northernmost corner of the site. Per the EAF, DEC Wetland 002 is present on site, the proposal will temporarily impact 0.10 acres, and permanently impact 0.09 acres. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734070, 734044, 734057) in the

	NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-260

Case Number: **Z-26-260**
RelatedCases: Z-26-261
Referring Board: Town of DeWitt Planning Board
Type of Action: SITE PLAN

Keyword: Mojo's Lawn & Landscape Services
Applicant: Vito Morgese
Location: at 6500 Pheasant Road

Tax Map ID: 029.-02-30.1

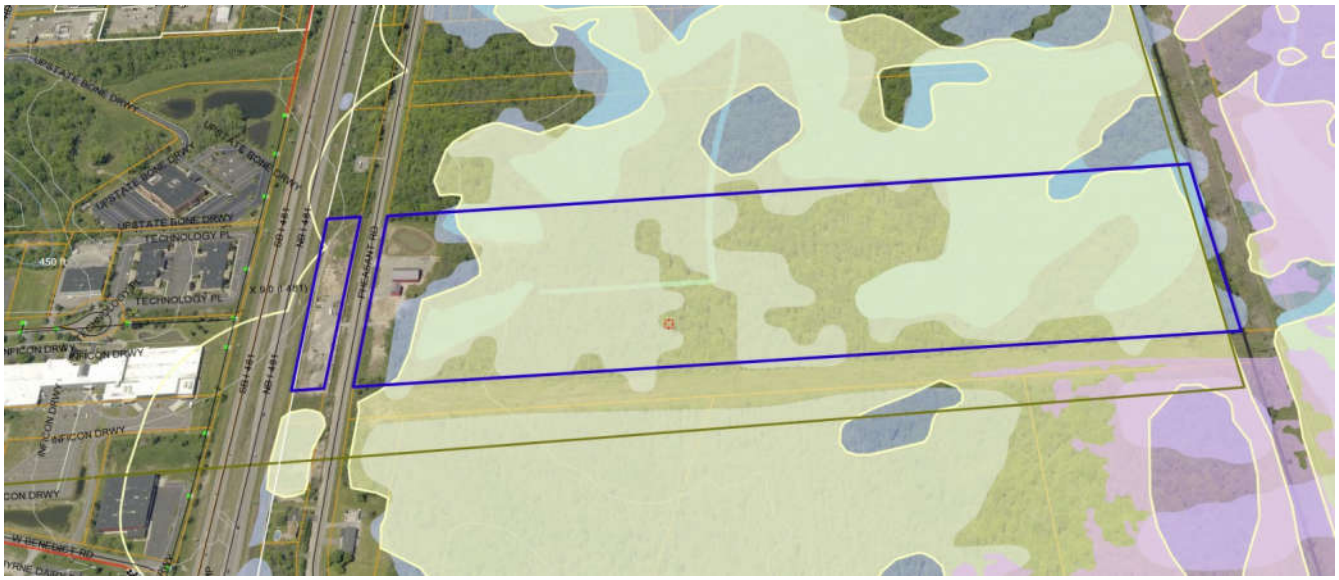
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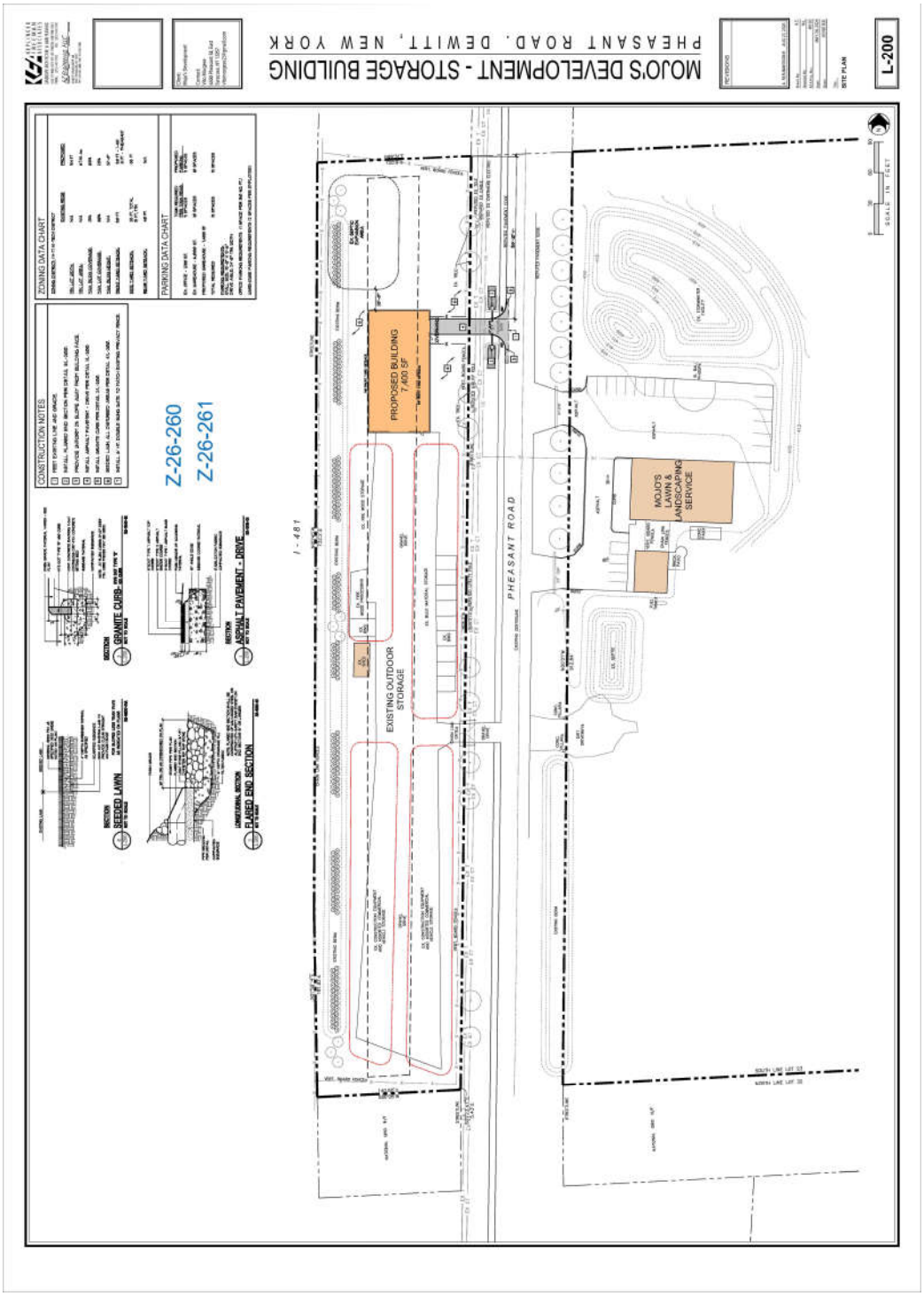
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and the municipal boundary between the Town of DeWitt and the Town of Manlius



SUMMARY:

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




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

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

	changes to the current infrastructure are proposed. It should be noted that on the plans, an existing septic expansion area in the northwest corner of the site is noted, but per the EAF, the project will not connect to existing wastewater utilities.
Wetlands:	GIS mapping shows the portion of the site east of Pheasant Road may contain extensive state and federal wetlands along with a federally regulated Class C stream (ID 895-21). All of the wetland areas appear to be isolated to the eastern portion of the site and not the subject area for this referral, but the subject area may be located within state wetland buffer areas. Wetland boundaries or buffers are not depicted in the plans. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Watersheds:	The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-248

Case Number: **Z-26-248**

RelatedCases:

Referring Board: Town of Manlius Town Board

Type of Action: ZONE CHANGE

Keyword: Kinsella East Fayetteville Quarry

Applicant: Thomas Kinsella

Location: at Salt Springs Road

Tax Map ID: 091.-02-10.1; 091.-02-10.3; 091.-02-7.1; 091.-02-14.1; 091.-02-12.0

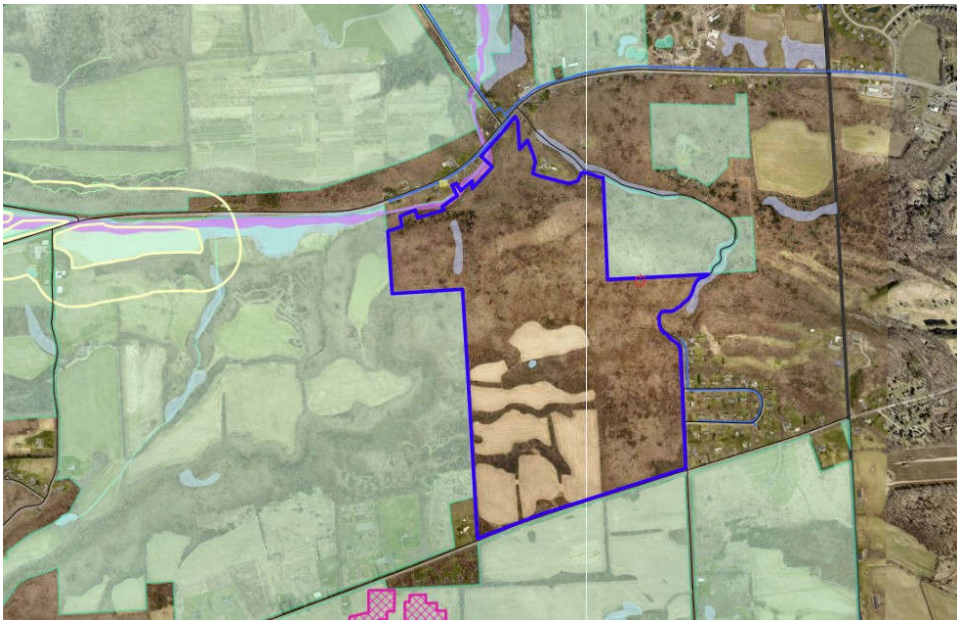
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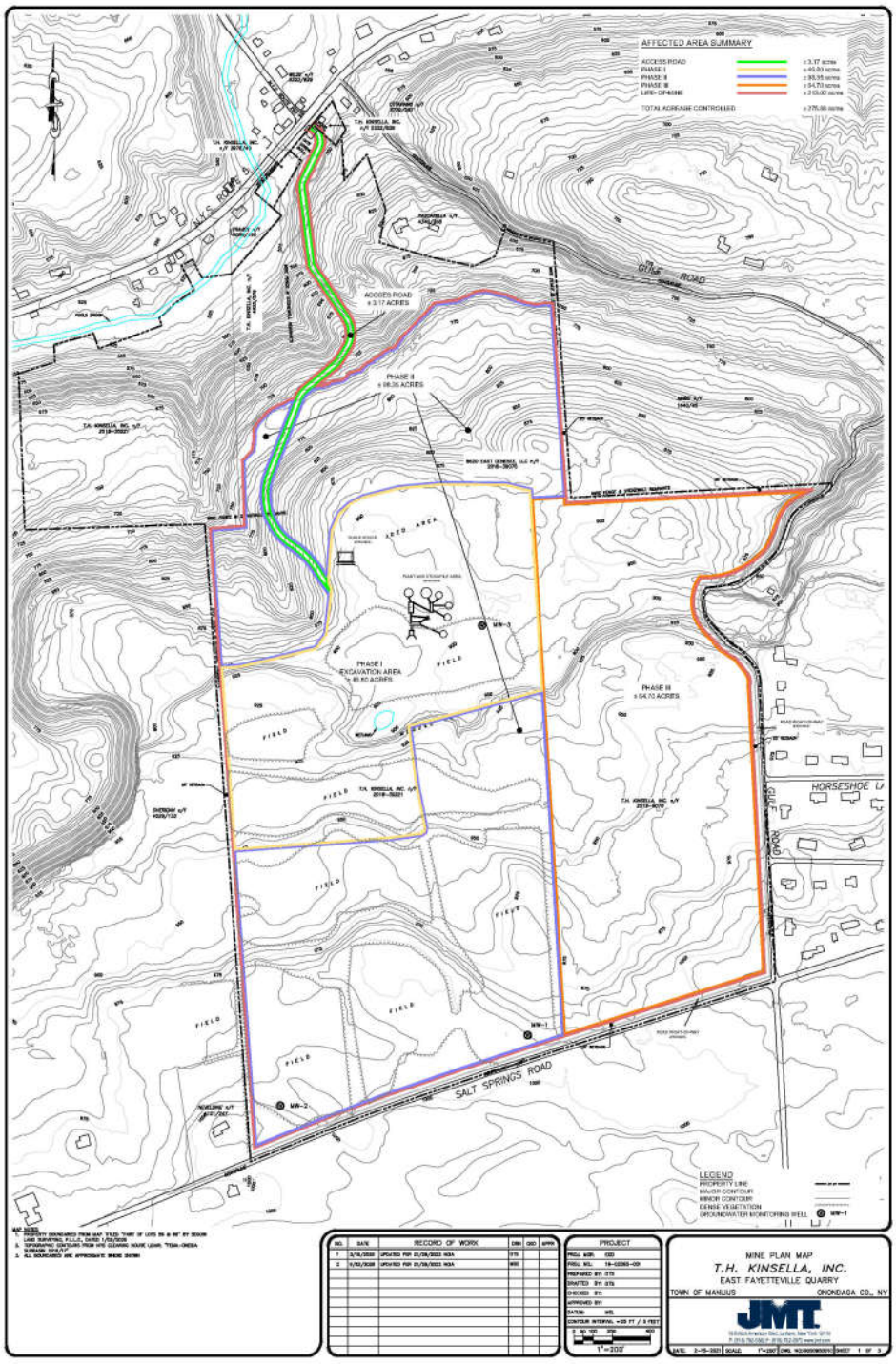
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 5), Green Lakes Road (route 290), both state highways, Salt Springs Road (Route 132), a county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



SUMMARY:

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




AFFECTED AREA SUMMARY
ACCESS ROAD
PHASE I
PHASE II
PHASE III
LIES-OF-MINE
TOTAL ACREAGE CONTROLLED
NYS ROUTE 5
STATE ROAD
ACCESS ROAD
± 3.17 ACRES
PHASE II
± 98.35 ACRES
SEED AREA
PHASE I
EXCAVATION AREA
± 45.83 ACRES
PHASE III
± 54.70 ACRES
FIELD
MW-1
MW-2
MW-3
HORSESHOE LA
SALT SPRINGS ROAD
LEGEND
PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR
DENSE VEGETATION
GROUNDWATER MONITORING WELL
RECORD OF WORK
PROJECT
MINE PLAN MAP
T.H. KINSELLA, INC.
EAST FAYETTEVILLE QUARRY
TOWN OF MANLIUS
ONONDAGA CO., NY
JMT

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

	progressively lower elevations within the mine site as mining progresses to optimize the orientation of mine faces in noise mitigation", and utilizing natural berms.
Other:	Sources of dust can include blasting, loading, transporting, and rock crushing but most dust is anticipated to settle on site. Mitigation for any fugitive dust will include utilizing perimeter vegetation to trap airborne dust, spraying down haulageways and access roads, trapping dust within berms, and a "water spray dust suppression system (misters)".
Drinking Water:	Per the EAF, a new individual well is proposed to serve the site with an anticipated usage of 20,000 gallons per day.
Wastewater:	There is no existing wastewater service to the site. Per the EAF no liquid waste is expected to be generated and no provisions are to be made for wastewater.
Waterbodies:	Pools Brook, a C(T) classification waterbody, crosses a front corner of the site. Current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to Pools Brook are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation. ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
Wetlands:	GIS mapping shows there are possible NYS wetlands on site including an area in the northwest corner and along the boundaries of the site with frontage on Gulf Road. Per the Expanded Environmental Assessment prepared by JMT of New York, Inc dated 2/2021 and revised 8/2026, "There are no state-regulated wetlands on or adjacent to the East Fayetteville Quarry. A NYSDEC Parcel Jurisdictional Determination had previously identified potentially jurisdictional wetlands under the subsequently annulled NYSDEC freshwater wetlands regulations." The National Wetland Inventory (NWI) mapper shows a 0.16-acre wetland (PFO1E) within the mining area. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Plants/Animals:	A letter from US Fish and Wildlife Service dated 6/16/26, notes the site may have multiple threatened, endangered, or candidate species including the Indiana bat, Northern long-eared bat, tricolored bat, the Eastern massasauga, Green floater, Monarch butterfly, and the American hart's-tongue fern. ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.
Agriculture:	Surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. An agricultural data statement was not included with the referral materials.

	ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District to include an Agricultural Data Statement.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper). The site is near the Mycenae Schoolhouse, which is listed on the National and State Registers of Historic Places. A letter from a representative of the applicant to the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP), dated May 4, 2020, indicating additional information and surveys will be required for the project. Per the Expanded Environmental Assessment, Phase IA/IB cultural resource surveys will be conducted prior to any mining disturbances. ADVISORY NOTE: NYS regulations require the applicant and/or municipality is to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.
Watersheds:	The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

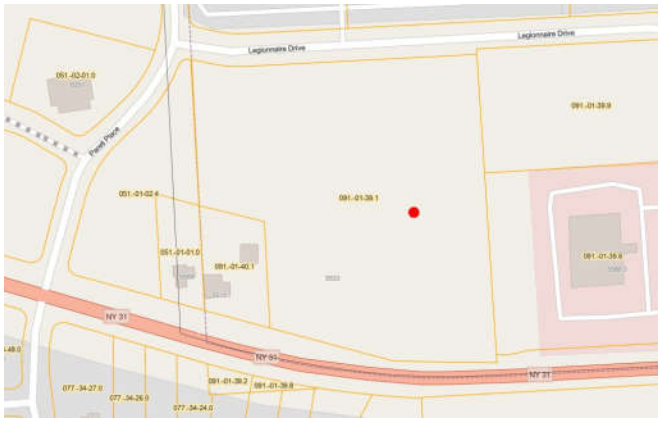
ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-251

Case Number: **Z-26-251**
RelatedCases: Z-26-252
Referring Board: Town of Cicero Planning Board
Type of Action: SITE PLAN

Keyword: Tocco Villaggio - The Learning Exp
Applicant: Tocco Villaggio III, LLC
Location: at 5533 State Route 31
Tax Map ID: 091.-01-39.1

JURISDICTION:

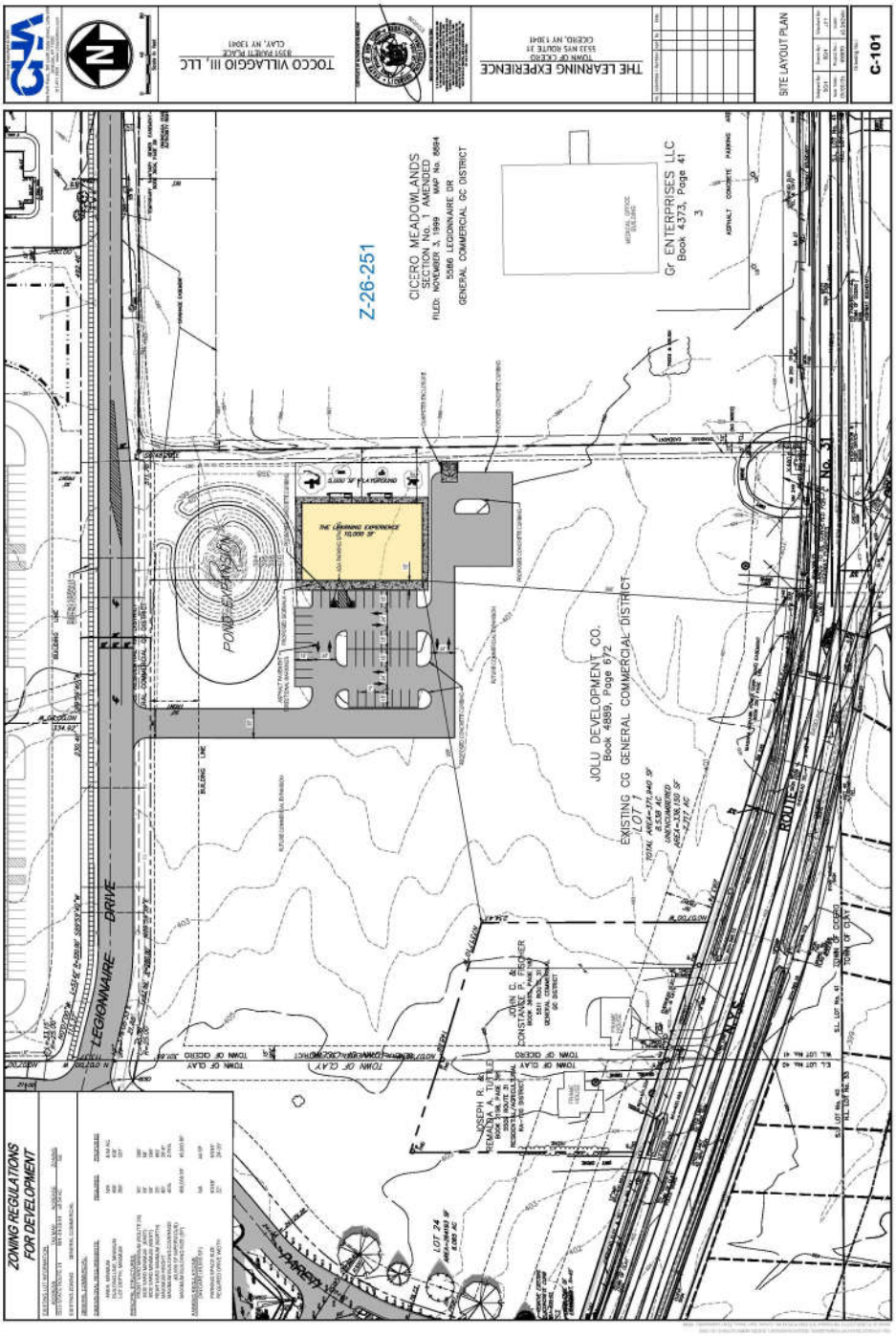
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay



SUMMARY:

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




C-101
SITE LAYOUT PLAN
THE LEARNING EXPERIENCE
TOCCO VILLAGGIO III, LLC
Z-26-251
CICERO MEADOWLANDS
SECTION No. 1 AMENDED
GENERAL COMMERCIAL GC DISTRICT
Gr ENTERPRISES LLC
Book 4373, Page 41
JOLU DEVELOPMENT CO.
Book 4889, Page 672
EXISTING CG GENERAL COMMERCIAL DISTRICT
LEGIONNAIRE DRIVE
ROUTE 31
POND EXPANSION
ZONING REGULATIONS
FOR DEVELOPMENT

STAFF REVIEW:

Past Board Reviews:

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

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

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

Concurrent Reviews:

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

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

Location:

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

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

Within the Tocco Villagio development are four apartment buildings, north of the subject parcel, in the Town of Cicero. A similar expansion is proposed for the Clay-side of the development with multiple commercial buildings to be constructed near the NYS Route 31 frontage with apartment buildings to be constructed to the rear

	(north).
Proposed Site Layout:	The site is an 8.4-acre vacant parcel located between Legionnaire Drive, a local road, and NYS Route 31 with frontage on both roads. Per the Site Layout Plan dated 9/2/26, the applicant is proposing a 10,000 sf daycare for a maximum of 144 students to be constructed in the center of the block of GC-zoned parcels. A 30'-wide driveway will be extended from Legionnaire Drive, providing access to the 44-space parking lot at the front of the daycare building. A 5,000 sf playground, presumably fenced in, will be constructed to the rear of the daycare building. The playground will be set back 16' from the eastern site boundary. The western and southern portions of the subject parcel are to be left vacant and set aside for Future Commercial Expansion.
Access:	A full-access driveway to Legionnaire Drive, a local road, is proposed. NYS Department of Transportation (NYSDOT) is currently developing plans for modification of the NYS Route 31 corridor, which may include the addition of travel lanes as well as bicycle, pedestrian, and transit accommodations which may impact this parcel. ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to NYS Route 31 will be permitted.
Landscaping:	Per the Landscaping Plan dated 9/2/26, trees will be installed adjacent to the driveway and in and around the parking lot. No landscaping is depicted between the playground and the adjacent parcel.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/1/26, 2.48 acres of the site will be disturbed by the proposed project. An existing stormwater pond is located in the northeast corner of the site and will be expanded. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	Per the referral notice, a new connection to public drinking water is proposed to serve the daycare. Per the Utility Plan dated 9/2/26, the applicant proposes to extend drinking water service from the opposite side of Legionnaire Drive. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	Per the referral notice, a new connection to public sewers is proposed to serve the daycare. Per the Utility Plan, the applicant proposes to access sewers on Legionnaire Drive. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. Per the Onondaga County Department of Water Environment Protection (WEP), the applicant has applied for but has not received Capacity Assurance for the full buildout of Tocco Villagio at this time.

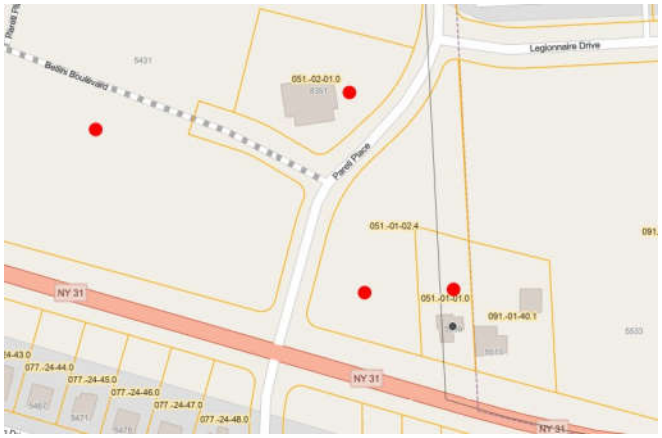
	ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html.
Bike/Ped/Transit:	Per aerial imagery, there are sidewalks on the opposite side of Legionnaire Drive from the site and on a portion of the southern side of NYS Route 31, opposite from the site. Additional or proposed sidewalks or crosswalks are not depicted on the plans. Per the Central New York Regional Transportation Authority (CENTRO), the intersection of US Route 11 has public transit service and the closest bus stop is at the intersection of US Route 11 and NYS Route 31, approximately 1 mile from the site. Given the Micron development and related anticipated development, including the Tocco Villagio mixed-use buildout, transit service to this site may be available in the future.
Easements:	Per the Site Layout Plan, there is a 10'-wide drainage easement located along the eastern parcel boundary. No proposed structures are shown within that easement. There is a 15'-wide Niagara Mohawk Power Corp gas easement located along a portion of the NYS Route 31 frontage. No development is currently proposed for this area.
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-252

Case Number: **Z-26-252**
RelatedCases: Z-26-251
Referring Board: Town of Clay Town Board
Type of Action: ZONE CHANGE

Keyword: Tocco Villaggio - Planned Develop
Applicant: Tocco Villagio III, LLC
Location: at State Route 31
Tax Map ID: 051.-01-01.0; 051.-01-02.4; 051.-01-02.1; 051.-02-01

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



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




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

STAFF REVIEW:

Past Board Reviews:	There have been multiple referrals regarding the Tocco Villaggio Planned Development District which occurs in both the Towns of Clay and Cicero: Clay referrals: ·Zone change referral (Z-10-9) to PDD, a subdivision referral (S-12-41) to create 24 residential lots. ·Site plan referrals (Z-12-207 and Z-15-227) to develop the 24 lots. The Board recommended Disapproval of the site plan referrals, encouraging the Town to adopt a comprehensive, well planned approach to development in the NYS Route 31 corridor that includes sewer and transportation infrastructure, and education facilities, and that incorporates the Town of Clay Northern Land Use Study, the Clay-Cicero Route 31 Transportation Study, and Traditional Neighborhood Development Design Guidelines and [form-based] Codes from the Onondaga County Settlement Plan. ·Site plan referral (Z-25-301) for the construction of this proposed 10,000 sf daycare facility. This referral was Withdrawn by the Town. Cicero referrals: ·Subdivision referral (S-12-95) to subdivide 10 lots. ·Zone change and site plan referrals (Z-13-47, Z-13-48) to construct apartment buildings and condominiums totaling 144 dwelling units. ·Subdivision referral (S-17-6) to create 2 lots to allow construction of two apartment buildings. ·Site plan referrals (Z-18-223 and Z-18-297) to construct a car wash facility and necessary site infrastructure with comments encouraging the Town to examine opportunities for vehicle and pedestrian connections between the proposed and future commercial developments, for shared parking and stormwater management facilities, encouraging the reduction in impervious surface, increase in landscaping to improve in stormwater management on the site, and provide buffering for nearby residential uses.
Concurrent Reviews:	Site Plan referral (Z-26-252) within the Town of Cicero portion of the Tocco Villagio development to construct a 10,000 sf daycare facility. With agreement from the Towns of Cicero and Clay, OCPB review of the two concurrent referrals for Tocco Villagio projects were extended, so that a coordination meeting could take place to discuss the overall development plan. Representatives of the two towns, applicant, and Onondaga County met on October 1, 2026, to present and discuss details of the proposed development plans and related coordination items.
Location:	The site is located on the north side of NYS Route 31, at the eastern side of the Town, adjacent to its boundary with the Town of Cicero, in a transitional area with a mix of residential, commercial, agricultural, and wooded land uses. The Tocco Villagio development is notably located directly southeast of the new Micron Semiconductor campus. Within the Town of Cicero, the Tocco Villagio development consists of four apartment buildings to the rear (north) of proposed commercial uses to be located near NYS Route 31.
Proposed Site	The existing Clay portion of Tocco Villagio includes 40.06 acres within the Planned

Layout:	Development District, west of Pareti Place, and a former residential parcel between Pareti Place and the Town boundary. The referred changes to the PDD include incorporating both the existing parcel east of Pareti Place along with an additional parcel in this location into the PDD. Per the Tocco Villagio PDD Amended Project Plan dated 9/14/26, the applicant seeks to alter the plan to allow an increase in residential density to better serve the increase in development expected in this location. Existing approvals allow for 48 townhouses, 208 apartments, 24,000 sf of commercial space. The Amended Plan will allow 512 apartments and a maximum of 70,000 sf of commercial/retail space. No townhouses are depicted in the referral materials. The apartment building area will contain four “C”-shaped 5-story buildings, each containing 92 dwelling units (DUs), totaling 368 DUs. These buildings will contain 28 one-bedroom units and 64 two-bedroom units. Three “L”-shaped 5-story buildings are also proposed, containing 48 DUs each, totaling 144 DUs, and to contain 20 one-bedroom DUs and 28 two-bedroom DUs. The total for all apartment buildings will be 512 DUs. It is noted that necessary maintenance associated with the apartment building-area including maintenance of common spaces such as first floor parking, open green spaces, courtyard, mowing, landscaping, and snow removal will be the responsibility of the owner, Tocco Villaggio III, LLC. Roads will be privately owned with exception of portions of Pareti Place. It’s noted that bulk requirements for the PDD generally conform to Town zoning designations Residential-Apartments (R-APT) and Neighborhood Commercial (NC-1). Proposed deviations from these requirements for the Amended PDD Plan include residential changes: reducing the front yard setback from 35’ to 30’, reduce side yard setbacks to 20’ on one side, 60’ total, and reducing the average minimum density from 5,000 sf per DU to 1,400 sf per DU to allow 512 DU’s. Commercial zoning changes are to allow a 70,000 sf maximum floor area from the 15,000 sf permitted in the NC-1 district. The change is necessary as all of the commercial will be located on one lot.
(cont'd):	Per the Amended PDD Site Plan dated 9/14/26, the commercial area will be located along the NYS Route 31 frontage including a 3,700 sf commercial space with drive thru east of Pareti Place and multiple commercial areas west of Pareti Place including multiple office buildings, a 10,000 sf commercial space, and a 2,200 sf bank. A previously proposed daycare building is now listed as “commercial”, but the proposed 5,000 sf playground is still depicted on the plans. (The daycare is now proposed for the Cicero side of the Tocco Villagio development.) An existing clubhouse with proposed pool are located along the Pareti Place frontage. The proposed apartment buildings are to be separate from and behind the commercial area. Proposed plantings or landscaping are not detailed on the Amended PDD Site Plan.
Access:	All access to the PDD will come from Pareti Place, a local road. No direct access to NYS Route 31 is depicted. NYS Department of Transportation (NYSDOT) is currently developing plans for modification of the NYS Route 31 corridor, which may include the addition of travel

	lanes as well as bicycle, pedestrian, and transit accommodations which may impact this parcel. ADVISORY NOTE: Per the NYS Department of Transportation, no direct access to Route 31 will be permitted.
Parking:	The Amended Plan proposes 4 parking spaces per 1,000 sf of commercial space, anticipating the ability to share parking amongst the 70,000 sf of proposed commercial space. Footprints for the proposed buildings show garage parking will be located on the ground floor of both apartment building types with 64-garage spots to be located in the "C"-shaped buildings and 32 spaces to be located on the ground floor of the "L"-shaped buildings. Residential parking will offer 640 total parking spaces for the 512 DUs, creating a 1.25 parking spaces per DU ratio.
Wetlands:	GIS mapping shows multiple areas in the northwest portion of the site may contain state wetlands and/or the 100-foot state wetland buffer. Per the Existing Site Survey dated 9/14/28, a 1.88-acre wetland area was delineated by SJL Wetlands LLC on 10/12/25. Per the Amended Site Plan, most of the wetland will be green space. It appears the rear access road, the walking trail, and possibly a proposed 5,000 sf playground may encroach into the wetland. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Bike/Ped/Transit:	Approximately 21.7 acres of 53% of the site will consist of green space including lawn, landscaping, stormwater areas, trails, and parking islands Sidewalks are shown connecting the apartment buildings, crossing green spaces between the buildings, and connecting to every commercial building, except the building located on the east side of Pareti Place. A pond proposed for the middle of the site will be adjacent to the wetland area and combined will be a substantial green space with a proposed walking trail. Per the Central New York Regional Transportation Authority (CENTRO), the intersection of US Route 11 has public transit service and the closest bus stop is at the intersection of US Route 11 and NYS Route 31, approximately 1 mile from the site. Given the Micron development and related anticipated development, including the Tocco Villagio mixed-use buildout, transit service to this site may be available in the future.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/14/26, 28.0 acres of the site will be disturbed by the proposed project. Per the Amended PDD Site Plan, three proposed ponds are shown in addition to an existing pond along the NYS Route 31 frontage. Per the EAF, 18.97 acres of impervious surface will result from the development, leaving 21.65 acres of permeable surface. The PDD Amended Plan details many practices that will be utilized on site to reduce stormwater and improve stormwater quality including porous pavement in the parking area, permeable walkways and trail ways, rain gardens, vegetated swales, and native

	landscaping. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Easements:	Per the Existing Site Survey dated 9/14/26, multiple easements occur within the PDD area: ·A 10'-wide Niagara Mohawk Power Corp. (gas) easement is shown along the NYS Route 31 frontage. ·A sanitary sewer easement is located along the Pareti Place frontage near the Clubhouse. ·20'-wide sanitary sewer easements are shown in the locations of proposed or existing internal roadways. ·An Onondaga County Water Authority Easement (OCWA) is shown along Pareti Place. ·A temporary Drainage Easement is depicted in the location of and existing stormwater pond.
Drinking Water:	Per the referral notice, new connections to public drinking water are proposed to serve the development. Per the EAF, the development is anticipated to utilize 100,995 gallons of drinking water per day. GIS Mapping depicts OCWA lines are located along Pareti Place. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
Wastewater:	Per the referral notice, new connections to public sewers are proposed to serve the development. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas. Per the Onondaga County Department of Water Environment Protection (WEP), the applicant has applied for but has not received Capacity Assurance for the full buildout of Tocco Villagio at this time. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
Municipal 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 28 2026 Z-26-261

Case Number: **Z-26-261**
RelatedCases: Z-26-260
Referring Board: Town of DeWitt Zoning Board of Appeals
Type of Action: AREA VARIANCE

Keyword: Mojo's Lawn & Landscape Services
Applicant: Vito Morgese
Location: at 6500 Pheasant Road

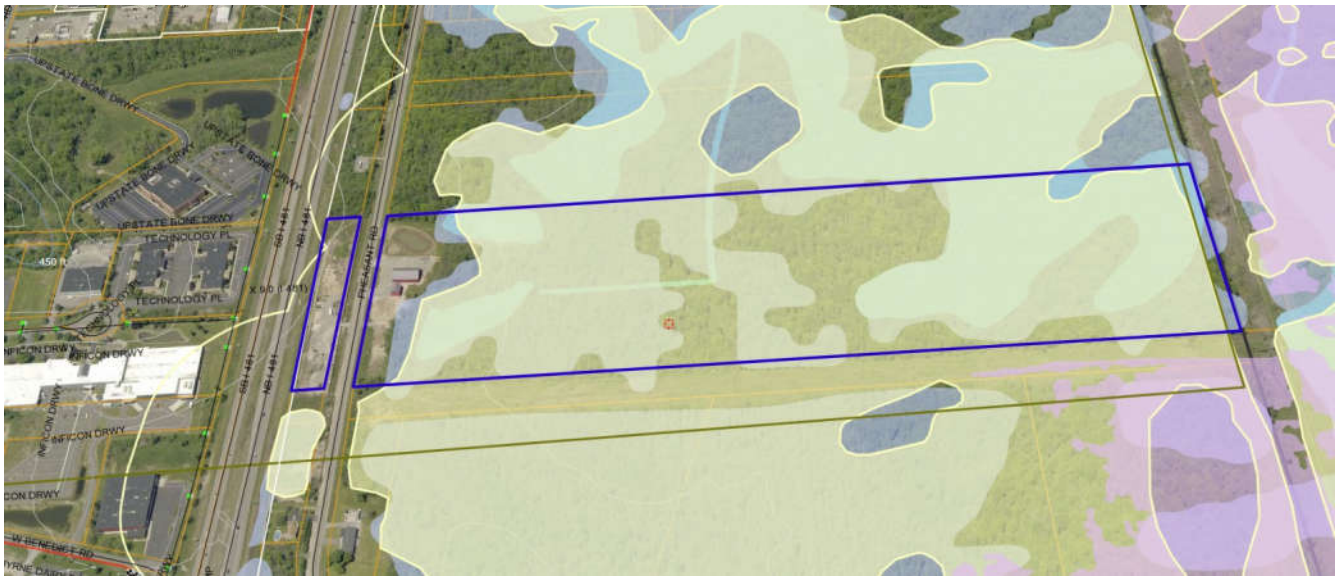
Tax Map ID: 029.-02-30.1

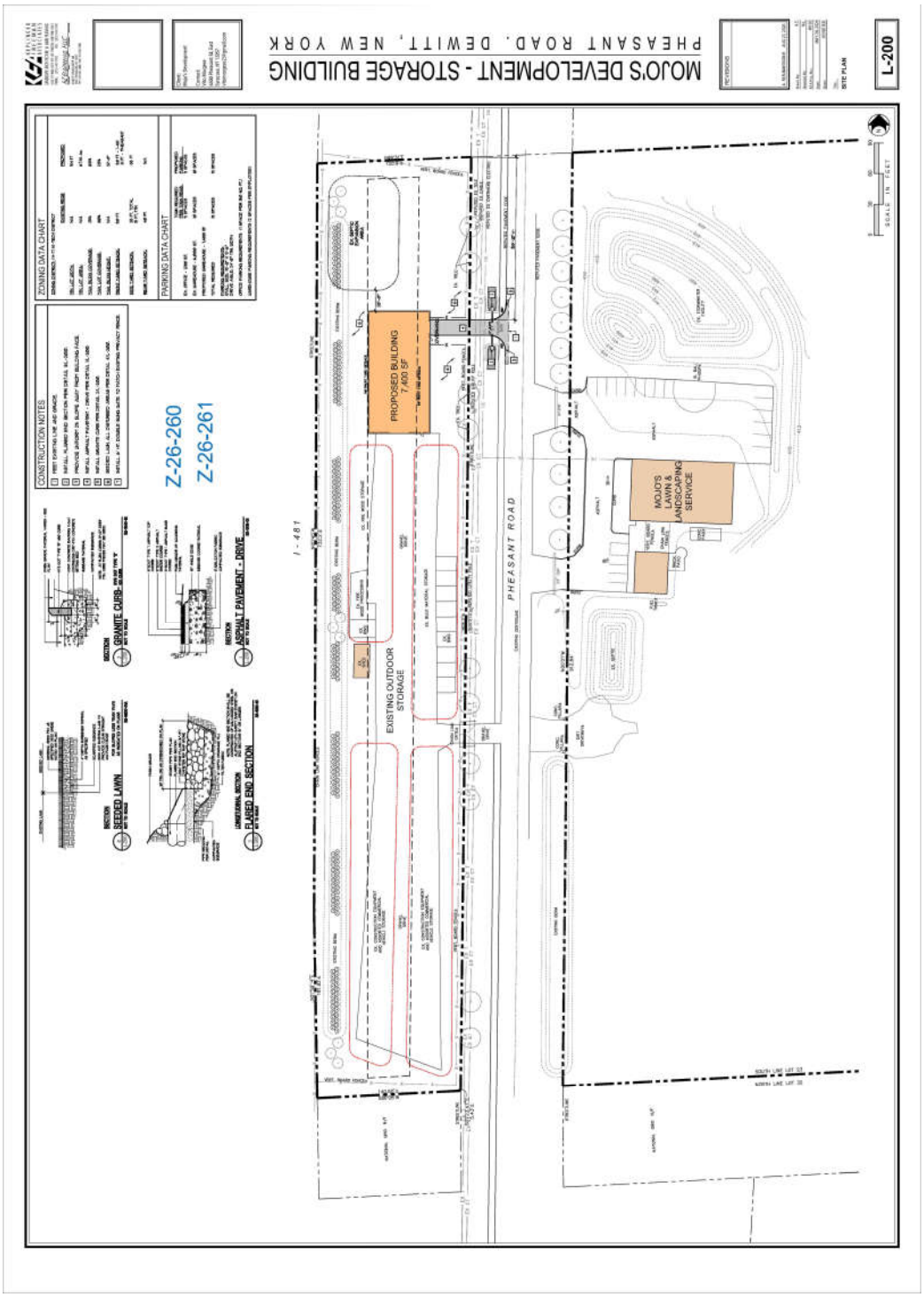
JURISDICTION:
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of



SUMMARY:

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




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

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

	changes to the current infrastructure are proposed. It should be noted that on the plans, an existing septic expansion area in the northwest corner of the site is noted, but per the EAF, the project will not connect to existing wastewater utilities.
Wetlands:	GIS mapping shows the portion of the site east of Pheasant Road may contain extensive state and federal wetlands along with a federally regulated Class C stream (ID 895-21). All of the wetland areas appear to be isolated to the eastern portion of the site and not the subject area for this referral, but the subject area may be located within state wetland buffer areas. Wetland boundaries or buffers are not depicted in the plans. ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.
Watersheds:	The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 S-26-26

Case Number: **S-26-26**

RelatedCases:

Referring Board: Village of Marcellus Village Board

Type of Action: SUBDIVISION

Keyword: Tefft Meadows

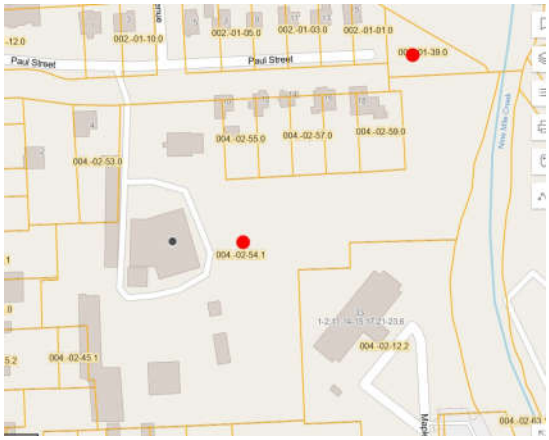
Applicant: Tefft Meadows

Location: at 8 Paul Street

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

JURISDICTION:

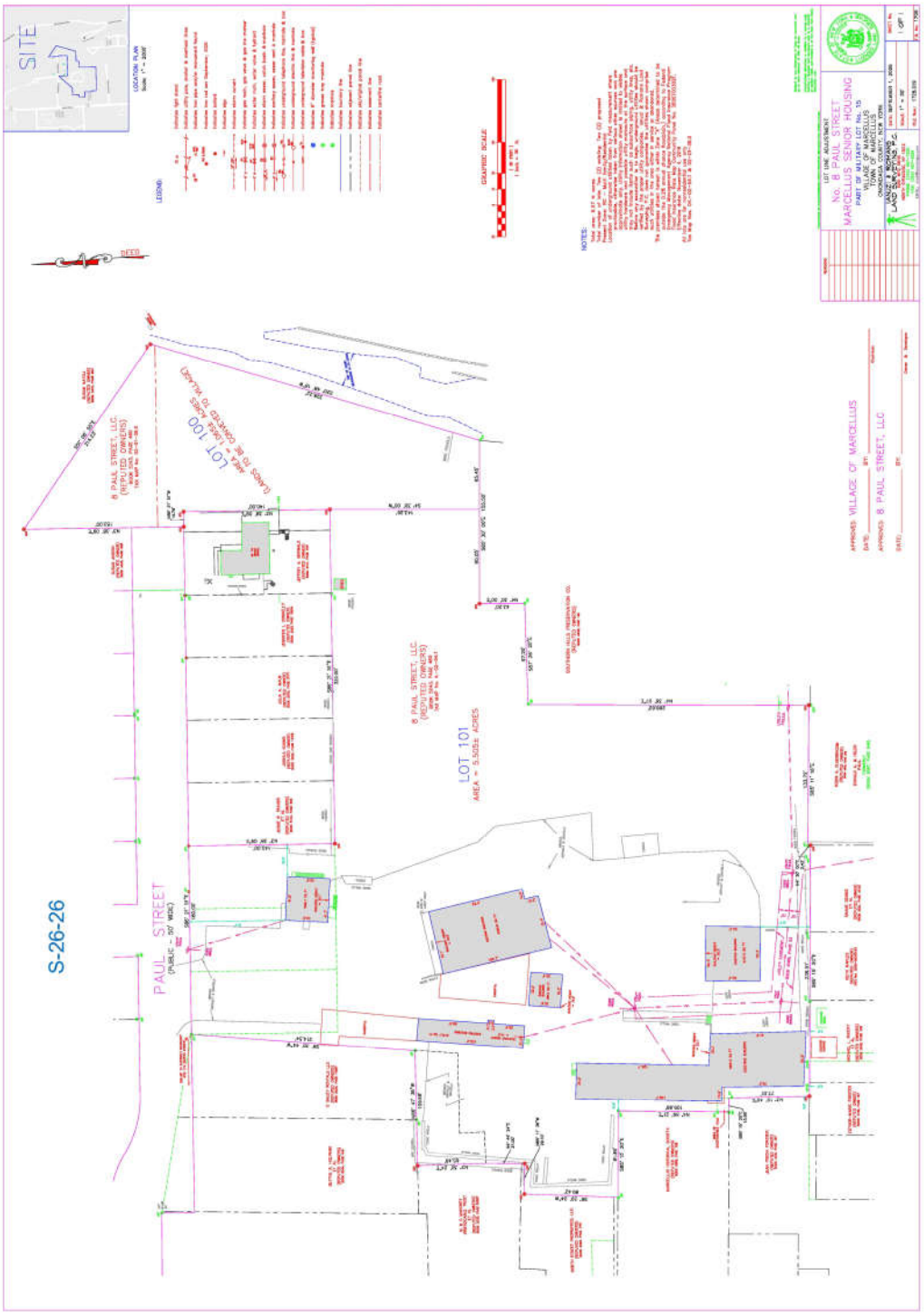
General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Street (Route 174), a state highway



SUMMARY:

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




SITE
LOCATION PLAN
LEGEND
GRAPHIC SCALE
NOTES:
NO. 8 PAUL STREET
MARCELLUS SENIOR HOUSING
LOT LINE ADJUSTMENT
PART OF LOT 101
VILLAGE OF MARCELLUS
TOWN OF MARCELLUS
ONONDAGA COUNTY, NEW YORK
LANDS OF
8 PAUL STREET, LLC
(REPUTED OWNERS)
LOT 100
AREA = 1.0924 ACRES
(LANDS TO BE CONVEYED TO PAULUCCI)
LOT 101
AREA = 5.505± ACRES
PAUL STREET
(PUBLIC - 50' WIDE)
APPROVED VILLAGE OF MARCELLUS
APPROVED 8 PAUL STREET, LLC
S-26-26

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-256

Case Number: **Z-26-256**

RelatedCases:

Referring Board: Town of DeWitt Planning Board

Type of Action: SITE PLAN

Keyword: SRS Distribution

Applicant: Emily Stewart (SRS Distribution)

Location: at 6713 Pickard Drive

Tax Map ID: 022.-01-19.2

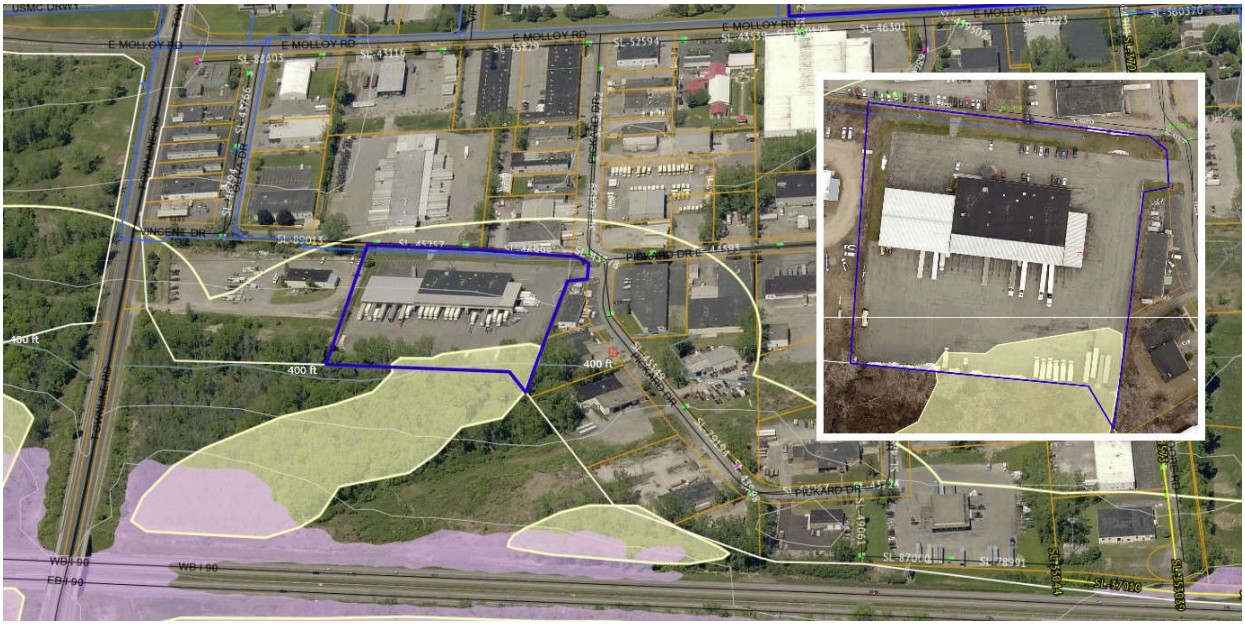
JURISDICTION:

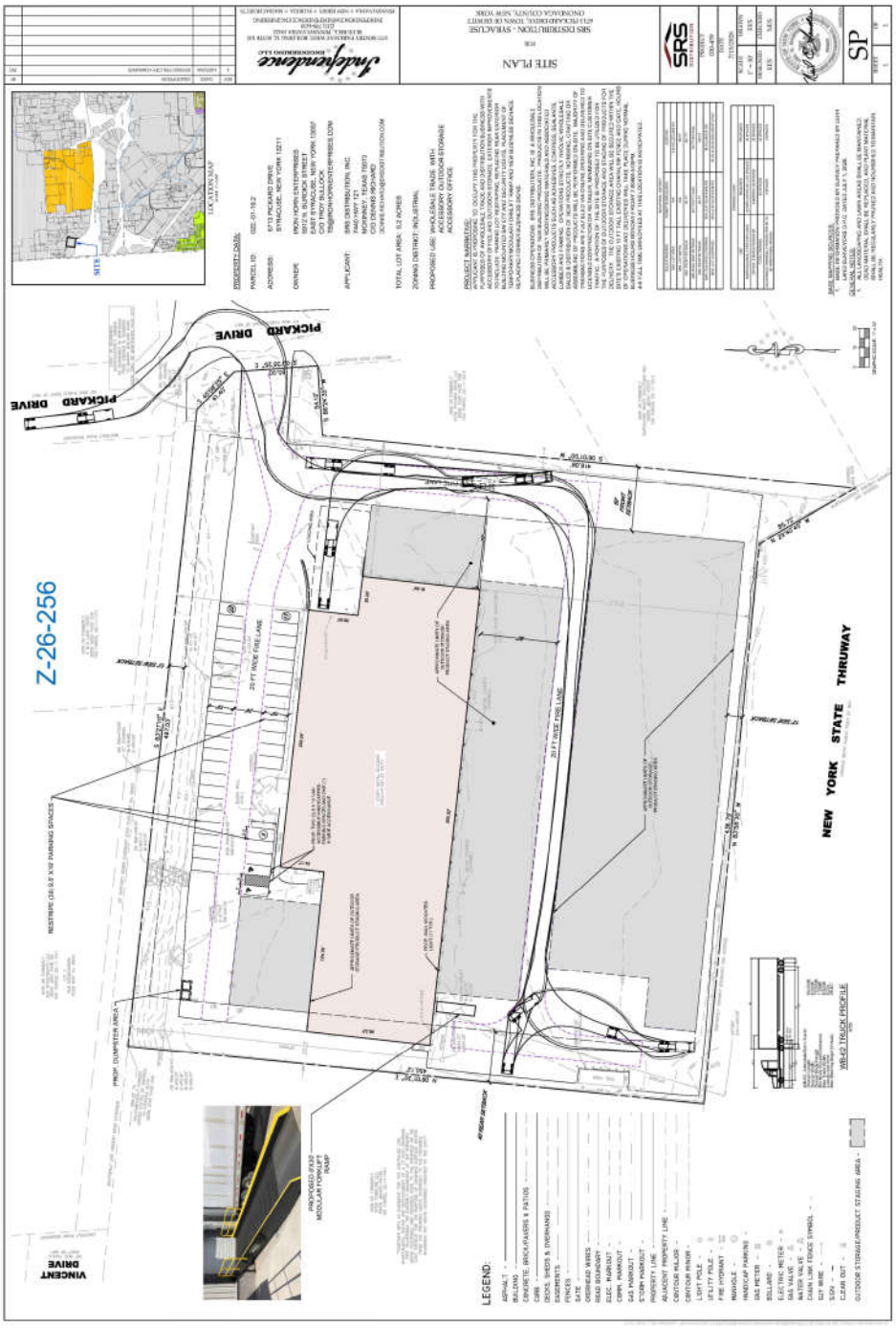
General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Town Line Road, a county road, and the municipal boundary between the Town of DeWitt and the Town of Salina



SUMMARY:

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




SITE PLAN
SRS DISTRIBUTION - SYRACUSE
6713 PICKARD DRIVE, TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK
SP
Z-26-256
PICKARD DRIVE
NEW YORK STATE THRUWAY
LEGEND

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

	must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Watersheds:	The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).
Other:	The project is within 2,000 feet of multiple sites (IDs: 734061, 734044, 734057, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)
Municipal Boundary	ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-259

Case Number: **Z-26-259**
RelatedCases:
Referring Board: Town of Elbridge Town Board
Type of Action: LOCAL LAW

Keyword: Solar Energy Systems
Applicant: Town of Elbridge
Location: Town-wide
Tax Map ID:

JURISDICTION:

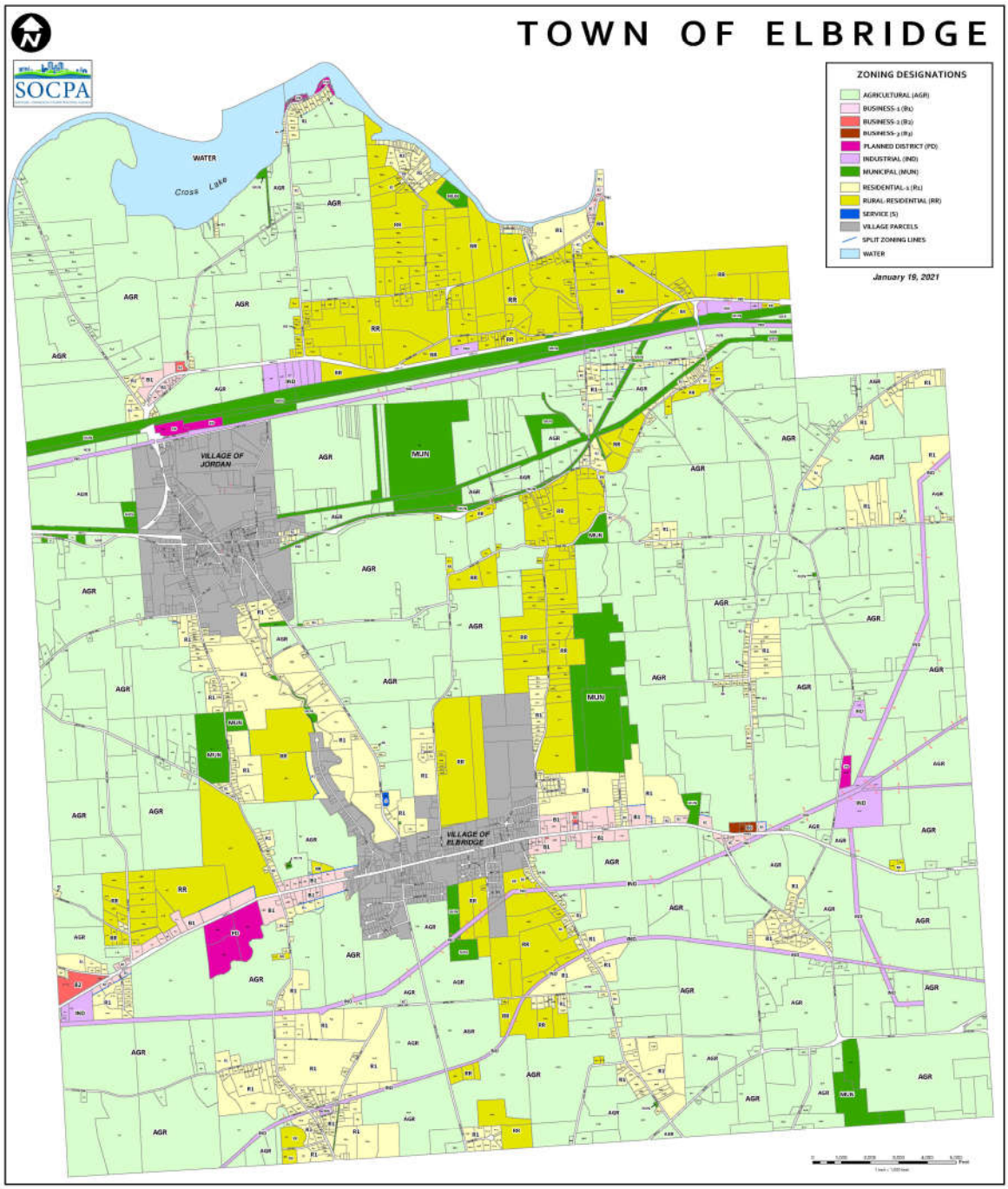
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

No Map Available

SUMMARY:

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

No Map Available


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

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

	require further setbacks and bulk restrictions as deemed necessary. ·Maximum height of ground-mounted systems is 15' when the panels are at maximum tilt. ·Screening is required when possible or practicable. Screening may include architectural features, earth berms, landscaping, or fencing. ·The ground-mounted systems may not be located in any required buffer area.
Proposed Text:	§265-66 - General Requirements for building integrated, rooftop mounted, and ground-mounted solar energy systems. Requirements include: ·Installations must be performed by a qualified solar installer. ·They provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected. This requirement does not prohibit the sale of excess power through a net-metering arrangement. ·All electrical connections must be inspected by the Town Code Enforcement Officer and by an appropriate electrical inspection person. ·Systems must be kept in good working order. ·Must be consistent in size and use with the character of the surrounding neighborhood. ·Must not present any unreasonable safety risk. ·Systems must adhere to NYS Uniform Fire Prevention and Building Code standards. ·If system ceases to perform as originally intended for more than 12 consecutive months, the owner must remove the system and associated equipment. ·The design, construction, operation and maintenance shall prevent the direction, misdirection and/or reflection of solar rays onto neighboring properties, public roads, public parks and public buildings. ·Systems shall have appropriate markings and signage to ensure the system can be disconnected and follow NYS Uniform Fire Prevention and Building Code. ·All solar energy systems shall be required to use solar panels made and manufactured in the USA.
Proposed Text:	§265-67 – Solar Farms ·Solar farms are only permitted with a building permit, site plan approval, and a special use permit and only in the Industrial zoning district. ·Lot area and yard regulations: -Minimum street frontage: 300' -Minimum lot area: 50 acres -Minimum front yard setback: 250' -Minimum rear yard setback: 100' -Minimum side yard setback: 100'
(cont'd):	§265-67 – Solar Farms (continued) Additional criteria required for a Solar Farm special use permit includes: ·Solar farm must not be installed in any location that would substantially detract from or block the view(s) of all or a portion of a recognized scenic viewshed. ·The system must have adequate emergency/safety measures. ·Appropriate security to limit unauthorized access. ·The solar farm must not have a significant impact on fish, wildlife, animal or plant species or their critical habitats, or other significant habitats. ·Must be setback 1,000' from NYS or federal wetlands. ·The Planning Board shall strive to permit solar farms in such a manner as to prevent one area or neighborhood in the Town to be overburdened by the placement of any proposed solar farm. ·Equipment specification sheets shall be included with applications.

	·"Noninvasive, native ground cover under and between rows of solar panels shall be low-maintenance, drought-resistant, non-fertilizer-dependent and shall be pollinator-friendly to provide a habitat for bees, birds, bats, and other insects or wildlife that pollinate flowering plants and includes both wild and managed insects." ·"For community solar projects, the Planning Board has the authority to require that the applicant open subscription service to Town residents before offering subscriptions to others."
(cont'd):	Site plan review requirements for solar farms include: ·Proof of ownership of the premises. ·Plan and drawings, signed by a professional engineer registered with NYS showing: site and off site components, existing vegetation and proposed clearing and grading property lines and physical dimensions of the site with 5'-contours, existing structures and uses, and location of existing above ground utility lines within 1,200' of the site. ·All transmission lines and wiring, to be buried underground, along with any connections to public utilities. ·Landscape plan showing existing natural land features, trees, forest cover, and any proposed changes. ·Screening ·Soil types ·A written operation and maintenance plan. ·For installations on prime farmland, projects shall comply with the NYS Department of Agriculture and Markets Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands. ·Herbicides are prohibited except where the Planning Board finds it impractical to use mechanical means to control vegetation. ·Photographic simulations. ·Documentation of access to the project site. ·A clearing/grading plan and a stormwater pollution prevention plan (SWPPP) ·Sunchart. ·Average height of solar array shall not exceed 20'. ·Full environmental assessment form. ·Noise generation details.
(cont'd):	·Solar farms are subject to a public hearing. ·The Code Enforcement Office and/or Town Engineer shall have the right to enter and inspect the solar farm. The Town has the power to impose conditions if necessary to minimize any adverse effect or impacts of the proposed use on neighboring properties and to protect the general health, safety and welfare of the Town. ·A decommissioning plan and cash security are required.
Agriculture:	Projects to be located on lands used for agricultural operations have additional requirements including: ·Solar farms may not be located on lands that consists of prime farmland, prime soils, prime soil lands, and/or farmland of statewide importance. ·Structures for overhead collection lines, interconnect cables and transmission lines installed above ground (when unavoidable) shall be located outside of agricultural field boundaries. ·Access roads will be located along the edge of agricultural fields. ·Restoration requirements including de-compacting to a depth of 18", topsoil to be replaced to original depth, regrade all access roads to allow for farm equipment crossing and restore original surface drainage, seed all restored areas.

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

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-262

Case Number: **Z-26-262**
RelatedCases:
Referring Board: Town of Elbridge Town Board
Type of Action: COMPREHENSIVE PLAN

Keyword:
Applicant: Town of Elbridge
Location:
Tax Map ID:

JURISDICTION:

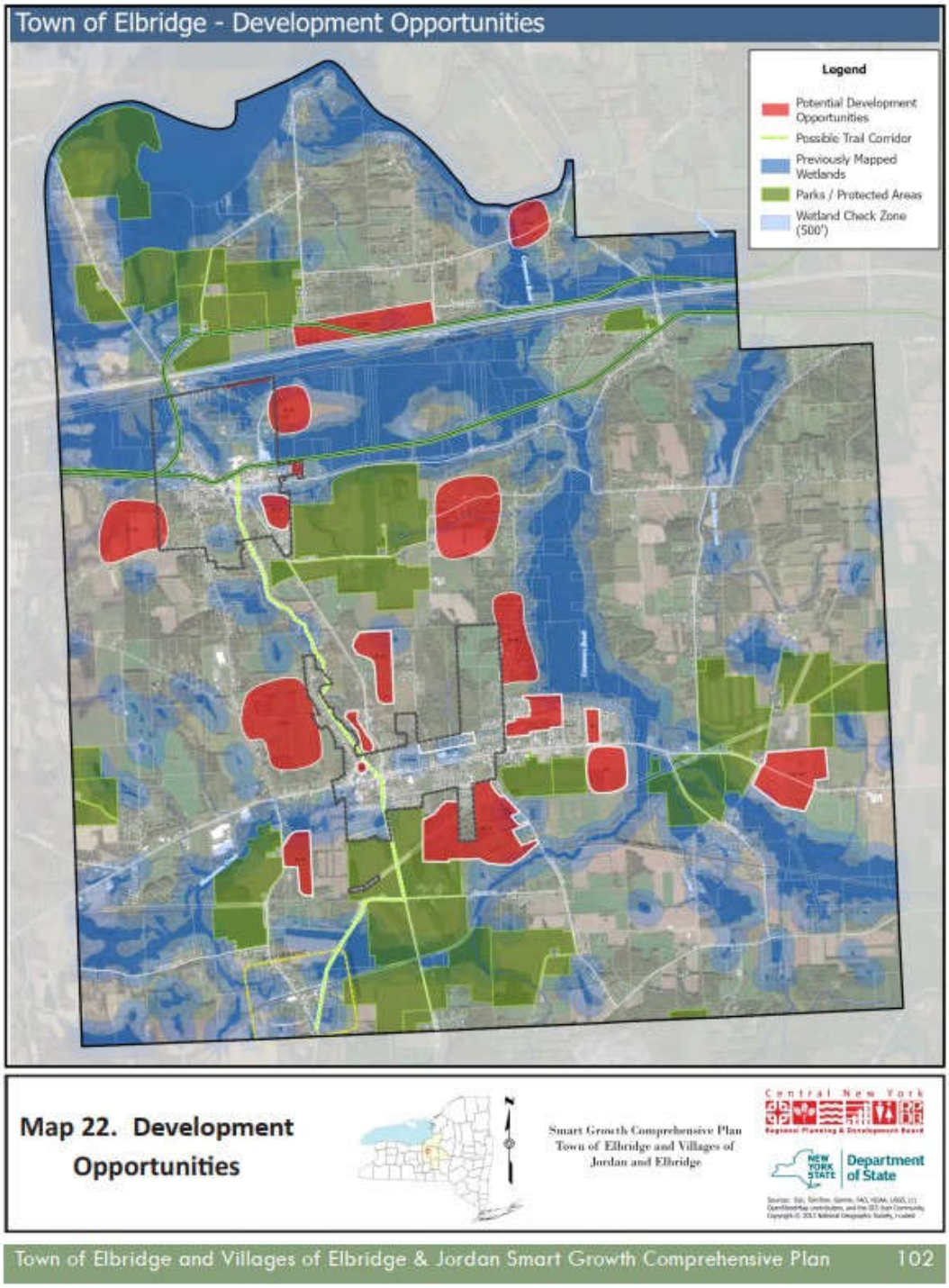
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans

No Map Available

SUMMARY:

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

No Map Available


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

STAFF REVIEW:

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

Description:	The Issues & Opportunities section notes: - Its villages and hamlets are the kind of "strong centers" that Plan Onondaga looks to buid itself around. - Its wastewater infrastructure is limited, its housing stock is aging, and opportunities for new dvelopment are constrained by topography. - Mixed-use development in the Villages should be promoted. - There is a need for new housing types for empty-nesters and young, active households, with walkable access to goods and services. - Growth is best located in focus areas near existing community services and commercial use. - Walkable residentail neighborhoods will help conserve open space and ag land. The section also provides insights related to housing, economic development, environemntal resources, agriculture, the Seneca River corridor, renewable energy, recreation, historic/scenic resources, and development constraints.
Description:	A community vision and reated goals evokes its rural farmland setting, historic character, villages scale, history, with a focus on quality of life with safe streets, shared services and a variety of recreational and economic opportunities.
Description:	The Vision is supported by 7 Goals: Goal 1: Grow Housing Supply through Community Revitalization Goal 2: Foster Economic Strength & Sustainable Development Goal 3: Support Community Health & Connectivity Goal 4: Establish Natural Resource Protections Goal 5: Grow Recreational Opportunity Goal 6: Maintain the Strong Agricultural Economy Goal 7: Prepare for Climate Adaptation & Resiliency.
Description:	A number of detailed recommendations are broken down by topic area, with specific action items for consideration and an implementation matrix outlining nine particular items for immediate action: - a North South Trail between the Empire State Trail and the Village of Skaneateles. - an Open Space Plan - An Agriclultural Overlay District to preserve prime ag soils - Zoning Commissions to update local zoning ordinances - On-Demand Transit district - a Business district focused on attraction of new Village businesses - Jack's Reef/Cross Lake Area Plan - Heritage Park Area/historic preservation in Village of Jordan - Extend Railroad St. in Jordan creating a walking/running loop.
Description:	Section 5 examines development opportunities, in key location "where new development fits with existing community patterns without compromising irreplaceable natural resources or adding to traffic congestion". The Future Land Use Map identifies 400 acres of new residential area, all either adjacent to or within a half mile of village boundaries. Most are either in or adjacent to existing water districts. These areas are noted to be able to support a maximum 430 new housing units. Commercial areas are to be reinforced to take place within Village environments.

	Two potential areas for expanding industry, on Route 5 east of Elbridge at Kester Rd, and on Route 31. Three new recreation assets are identified: a trail connecting the Empire State Trail in Jordan south to the Village of Skaneateles, a trail connecting Railroad St and North Beaver Street, and a new Town Park adjacent to the Town Hall.

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT OCTOBER 28 2026 Z-26-263

Case Number: **Z-26-263**
RelatedCases:
Referring Board: Village of Manlius Village Board
Type of Action: COMPREHENSIVE PLAN

Keyword: Village of Manlius Comprehensive
Applicant: Village of Manlius
Location:
Tax Map ID:

JURISDICTION:

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

No Map Available

SUMMARY:

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

No Map Available

Character Areas

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

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

Character Area
- Village Core
- Village Commercial
- Residential Multiple Use
- Railroad District
- Industry & Employment
- Traditional Residential
- Village Residential
- Multi-Unit Residential
- Institutional
- Parks & Open Space
- Limestone Creek Greenway
- Traffic Calming Zone

Mobility System
- Greenway Trail
- Shared Use Path
- Bike Boulevard
- Bicycle Lane (designate shoulders)
- Sharrow Markings
- New Sidewalk
- Sidewalks

STAFF REVIEW:

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

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

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

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

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

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

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

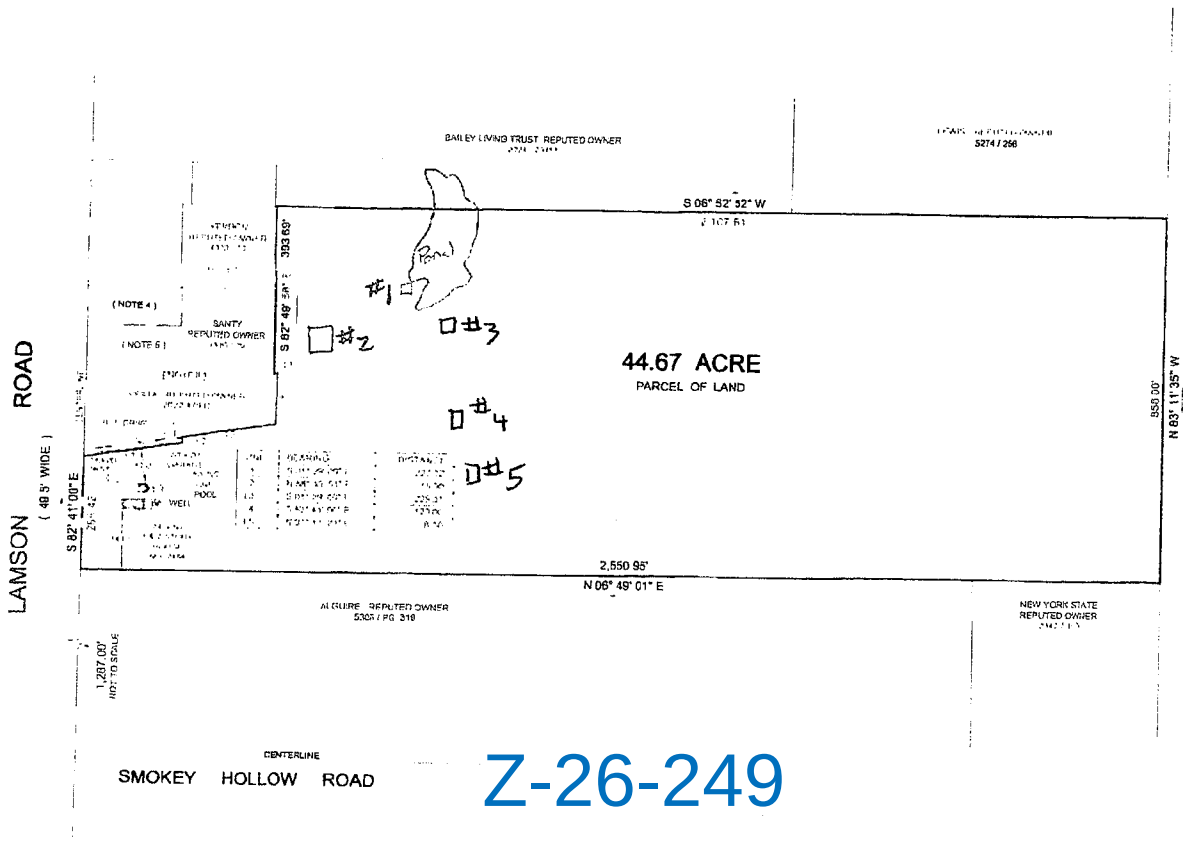
Focus Area 1: Main Stret Vitality, which focuses on reinvestment over expansion, acknowledges the Main Street as its most valuable asset, and the need to update zoning as its biggest leverage point.

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

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

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

	be protected. Focus Area 5: Parks, Recreation and Historic Resources notes that the Village's parks, recreational amenities, historic resources and cultural assets are central to the community identity and quality of life. This requires forward-looking maintenance and improvements to meet demand. Stronger multi-modal connections and wayfinding could create a more cohesive network.
Description:	The Future Land Use Map prescribes character, rather than zoning for the village's distinct places. It focuses the most intensive land uses, mixing of uses, and flexibility along its central corridors. The priority in surrounding neighborhoods is the reinforcement of existing character. Transitional zones bridge the two areas. Restricted natural preservation areas, and industrial areas also occur in the village environment. The Future Land Use Map also illustrates a Mobility System for the Village, with greenway trails, paths, bicycle and sidewalk infrastructure. Two overlay zones are also included in strategic locations - the Limestone Creek Greenway and an Traffic Calming Zone.



#1 current cabin

#2 barn

#3-5 yurt, tent, bunky

Z-26-249

Z-26-250

LANDS OF
DEANNE R. MCCLELLAN
(DEANNE R CLARY)
PROPERTY LOCATION
2464 LAMSON ROAD, PHOENIX, N Y 13135
BOOK 4819 OF DEEDS, PAGE 937
TAX MAP ID 024 - 02 - 03 1

NOTES
1 ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2 IF THIS SURVEY MAP IS NOT EMBOSSED WITH THE LAND SURVEYOR'S ORIGINAL RAISED SEAL AND SIGNED WITH RED INK, IT IS ILLEGAL AND VOID
3 NO WETLANDS BURIED UTILITIES OR CONTOURS SHOWN
4 JANSTROM TO GREEN (BK 1450, PG 444)
5 JANSTROM TO BAHNER (BK 1460, PG 127)
6 JANSTROM TO BUBBS (BK 1442, PG 256)
7 SCHENCK TO CLARY (BK 2613 PG 316)
8 SCHENCK TO BUBBS (BK 2613, PG 318)

REFERENCE
1 SURVEY MAP BY ROBERT M BURLEIGH, L S DATED JULY 18, 2012
2 ABSTRACT OF TITLE BY BRADT-LUCIANI REAL PROPERTY SERVICES DATED APRIL 10, 2025 (NO 217364)

0' 200' 400' 600'

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED MAY 5, 2025 AND THAT BOTH SURVEY AND MAP ARE CORRECT

ROBERT M BURLEIGH, LICENSED LAND SURVEYOR
NEW YORK STATE LICENSE NO 049727

--- BOUNDARY SURVEY MAP ---

PART OF LOT 50
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

ROBERT M BURLEIGH
LICENSED LAND SURVEYOR
10 CANALVIEW MALL SUITE D
FULTON, NEW YORK 13069
PHONE (315) 593-2231
FAX (315) 593-2236

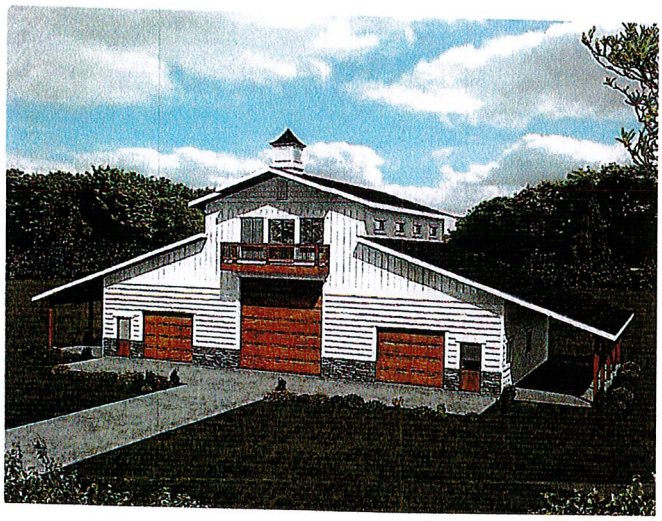
SCALE ONE INCH = 200 FEET
DATE MAY 5 2025
FILE 90 944 - 8 001

Current and Proposed structures – numbers correspond to numbers on map.

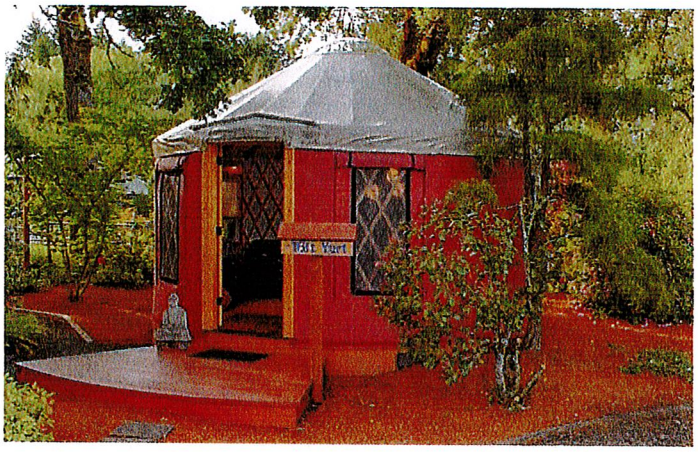
1. Current cabin structure that was present when property was purchased.



2. Proposed permanent monitor style barn. Livestock will utilize the 1st floor, and the 2nd floor would house the bathrooms and shared kitchen, along with a common area. 60' x 60' footprint.



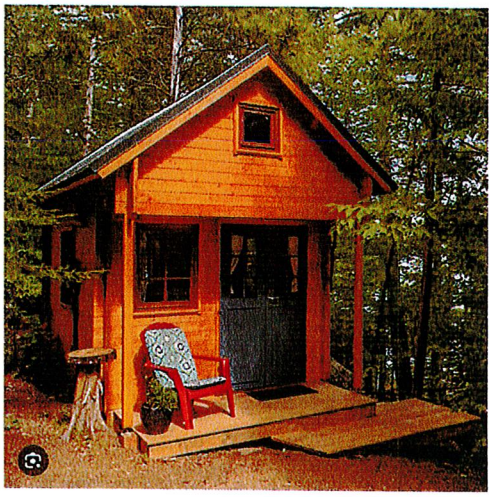
3. Pacific yurt. 16' diameter. Non-permanent.

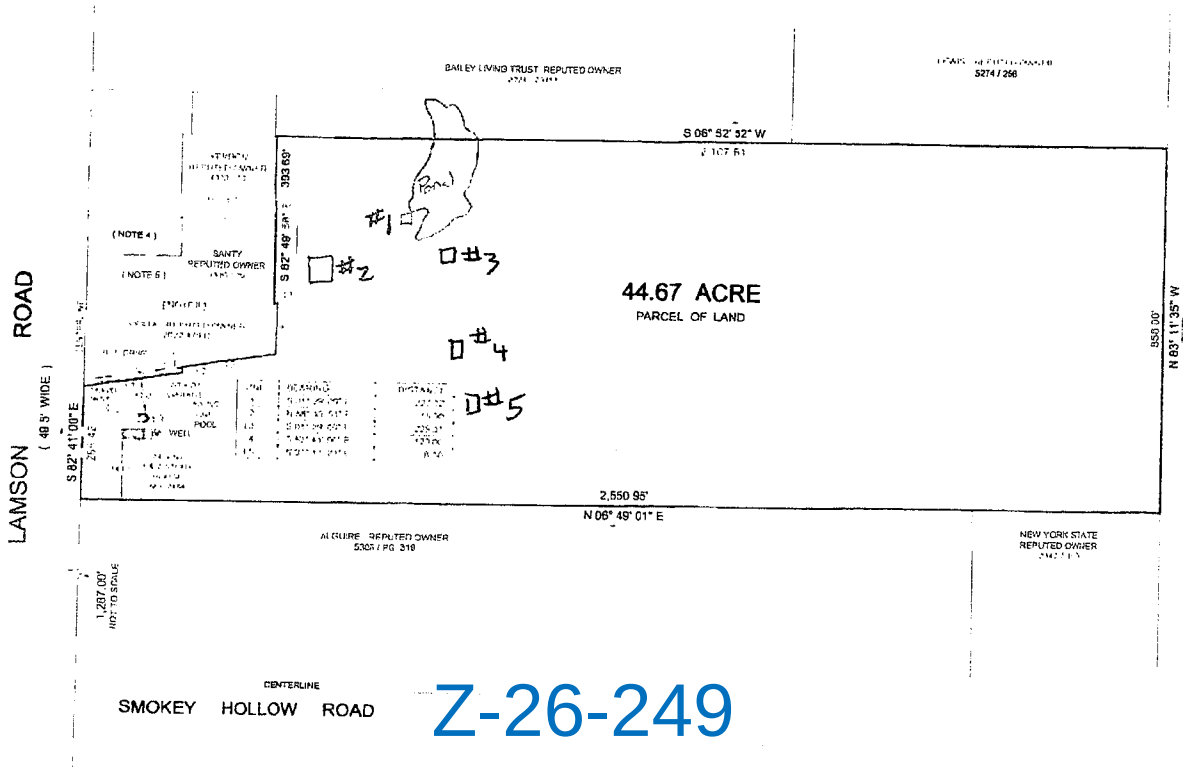


4. Safari Tent. Approx. 12 x 12. Non-permanent.



5. Bunkie – approx. 9' x 12' footprint. Non-permanent.





#1 current cabin

#2 barn

#3-5 yurt, tent, bunky

Z-26-249

Z-26-250

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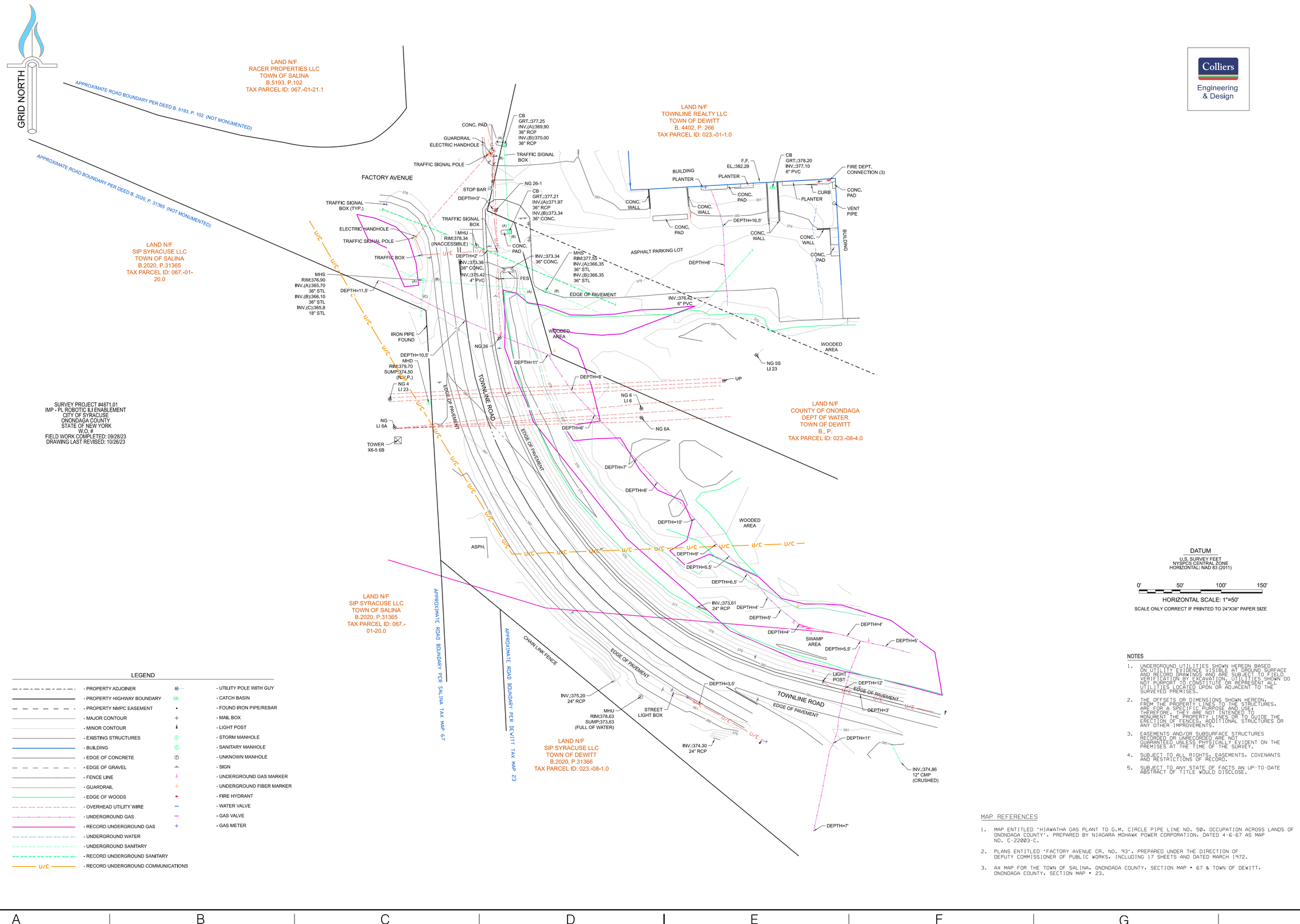
ROBERT M BURLEIGH, LICENSED LAND SURVEYOR
NEW YORK STATE LICENSE NO 049727

--- BOUNDARY SURVEY MAP ---

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PHONE (315) 593-2231
FAX (315) 593-2236

SCALE ONE INCH = 200 FEET
DATE MAY 5 2025
FILE 90 944 - 8 001



SURVEY PROJECT #4871.01
IMP - PL ROBOTIC ILI ENABLEMENT
CITY OF SYRACUSE
ONONDAGA COUNTY
STATE OF NEW YORK
W.O. #
FIELD WORK COMPLETED: 09/28/23
DRAWING LAST REVISED: 10/26/23

LEGEND

- PROPERTY ADJOINER
- PROPERTY HIGHWAY BOUNDARY
- PROPERTY NMPC EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING STRUCTURES
- BUILDING
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- FENCE LINE
- GUARDRAIL
- EDGE OF WOODS
- OVERHEAD UTILITY WIRE
- UNDERGROUND GAS
- RECORD UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND SANITARY
- RECORD UNDERGROUND SANITARY
- RECORD UNDERGROUND COMMUNICATIONS
- UTILITY POLE WITH GUY
- CATCH BASIN
- FOUND IRON PIPE/REBAR
- MAIL BOX
- LIGHT POST
- STORM MANHOLE
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- SIGN
- UNDERGROUND GAS MARKER
- UNDERGROUND FIBER MARKER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER

DATUM
U.S. SURVEY FEET
NYSPCS CENTRAL ZONE
HORIZONTAL: NAD 83 (2011)

0' 50' 100' 150'

HORIZONTAL SCALE: 1"=50'

SCALE ONLY CORRECT IF PRINTED TO 24"X36" PAPER SIZE

NOTES

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

MAP REFERENCES

1. MAP ENTITLED 'HIAWATHA GAS PLANT TO G.M. CIRCLE PIPE LINE NO. 50. OCCUPATION ACROSS LANDS OF ONONDAGA COUNTY', PREPARED BY NIAGARA MOHAWK POWER CORPORATION, DATED 4-6-67 AS MAP NO. C-22093-C.
2. PLANS ENTITLED 'FACTORY AVENUE CR. NO. 93', PREPARED UNDER THE DIRECTION OF DEPUTY COMMISSIONER OF PUBLIC WORKS, INCLUDING 17 SHEETS AND DATED MARCH 1972.
3. AX MAP FOR THE TOWN OF SALINA, ONONDAGA COUNTY, SECTION MAP • 67 & TOWN OF DEWITT, ONONDAGA COUNTY, SECTION MAP • 23.

Colliers Engineering & Design

ROW & TOPOGRAPHIC SURVEY
IMP - PL ROBOTIC ILI ENABLEMENT
SITE - 13 & 14

ORIGINAL ISSUE DATE 10.26.23
FILE INDEX
DRAWING NUMBER 1
SHEET NUMBER

PREPARED BY nationalgrid
SP# 5870
ACCOUNT NUMBER: 900000235300

DES. APPROVED
DR. APPROVED
CK. APPROVED
APPROVED

DESCRIPTION OF ISSUE OR REVISION
DATE
APP.
CK.
DR.

Z-26-258

INV.:375.42
4" PVC

FES

PROPOSED
5'X5' FENCE
WITH 4' MAN
GATE

8-INCH REMOTE
BLOWDOWN
(SEE DETAILS
ON SH27)

PROPOSED GRAVEL TO
TIE INTO EXISTING
EDGE OF PAVEMENT.

DRIVEWAY EDGE OF
GRAVEL

TEMPORARY
CONSTRUCTION ENTRANCE
(SEE DETAILS ON SH37)

EDGE OF PAVEMENT

INV.:376.42
6" PVC

PROPOSED
BOLLARDS
(TYP.) (SEE
DETAILS ON SH26)

101.53'

101.04'

WOODED
AREA

PROPOSED ROUTING
OF ELECTRIC TO STATION.

TEST HOLE 18
ELEV. 377.1'
74" COVER

64.16'

LIMIT OF WORK
=0.15 AC

PROPOSED
16' WIDE
ROLL GATE

EL: 378.62

EL: 378.71

EL: 378.67

NG 26

RTU
CABINET
(2'-6"X2-0")

MOW ZONE FOR NEW
FACILITY SIGHT AND ACCESS

PROPOSED 4'
MAN GATE

TIE IN

POWER
CONDUIT

ANTENNA
CONDUIT

DEPTH=11'

13.76'

EL: 378.79

59.19'

PROPOSED FENCE IMPASSE II
3 GAUNTLET RAIL
(SEE DETAILS ON SH43)

PROPOSED 4' MAN GATE

60' COMMUNICATION POLE
(INSTALLED BY OTHERS)

8' x 15' CONCRETE SLAB
(SEE DETAILS ON SH42)

SIGNAL
CONDUIT

LIMIT OF WORK
=0.54 AC
(CONNECTS AT SITE 14)

PROPOSED VALVE 5003
WITH COWHORN BYPASS

E-Z LINE PIPE SUPPORT
(TYP.) (SEE DETAILS
ON SH26)

TOWNLINE ROAD

PROPOSED
20" SWP

RETIRED PIPE TO
BE REMOVED

TEST HOLE 19
ELEV. 379.2'
74" COVER

100 YEAR
FLOODPLAIN
LIMIT (ZONE AE)

LIMITS OF
DISTURBANCE
= 0.27 AC

5.00'

DEPTH=6'

TIE IN

NG 6
LI 6

NG 6A

LAND N/F
COUNTY OF ONONDAGA
DEPT OF WATER
TOWN OF DEWITT
B., P.
TAX PARCEL ID: 023.-08-4.0

U.S. SURVEY FEET
NYSPCS CENTRAL ZONE
HORIZONTAL: NAD 83 (2011)
VERTICAL: NAVD 88 (GEOID 18)

10' 0' 10' 20'
1"=10'

ISSUED FOR BID
NOT FOR CONSTRUCTION

UDIG·NY SAFE DIGGING STARTS HERE
IF YOU DIG · U811
THE INFORMATION SHOWN ON THIS DRAWING IS FOR INVENTORY PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL LOCATIONS MUST BE FIELD VERIFIED AND LINES LOCATED ACCURATELY ON THE GROUND PRIOR TO THE START OF ANY CONSTRUCTION.
PLEASE CONTACT: UDIG NY
TELEPHONE: 811

NIAGARA MOHAWK POWER COMPANY D/B/A
nationalgrid
300 ERIE BLVD.
SYRACUSE, NY 13020

DRAWING PREPARED BY:
THE DDS COMPANIES
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE: (585) 340-7540
FAX: (585) 340-7541

APPROVAL STAMP:

ACCEPTED BY OE:

PE STAMP:
STATE OF NEW YORK
KEVIN REEVES
08/27/26
LICENSED PROFESSIONAL ENGINEER
108293

ENGINEERING SERVICES
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of National Grid plc
nationalgrid

REV.	DATE	BY	DESCRIPTION	APP.
D	06/20/2025	LMY	100% IFR SUBMISSION	KRR
E	12/19/2025	LMY	100% IFR REVISION 1	KRR
F	02/20/2026	LMY	100% IFR REVISION 2	KRR
G	05/22/2026	LMY	ISSUED FOR BID	KRR
H	07/31/2026	LMY	ISSUED FOR BID REVISION 1	KRR
I	08/26/2026	LMY	ISSUED FOR BID REVISION 2	KRR

PL 50 ILI ENABLEMENT
CIVIL PACKAGE
TOWN OF SYRACUSE, TOWN OF DEWITT, TOWN OF SALINA
ONONDAGA COUNTY
STATE OF NEW YORK
WORK ORDER #: 90000235300

DR:	L. YANAWAY	SITE 13
CK:	D. GIGLIOTTI	
APP:	K. REEVES	
SCALE:	AS SHOWN	
DATE:	08/26/2026	
FILE:	S:\PROJECTS\71 ENERGY\2024\71240060 - NG - PL 50 ILI ENABLEMENT\DWG\BASE	
PAGE:	22	REV: I

N

DEPTH=6.5'

TEMPORARY ACCESS TO VALVE REMOVAL

DEPTH=6.5'

LIMIT OF WORK
= 0.54 AC
(CONNECTS AT SITE 13)

LAND N/F
COUNTY OF ONONDAGA
DEPT OF WATER
TOWN OF DEWITT
B., P.
TAX PARCEL ID: 023.-08-4.0

DEPTH=4'

DEPTH=5'

WHEN TEE IS EXPOSED
IN THE FIELD, VERIFY
ALL 0.250" PIPE UP TO
TEE HAS BEEN REMOVED

INV.:373.61
24" RCP

LIMIT OF DISTURBANCE
= 0.04 AC

TIE INTO
EXISTING 0.315
WT PIPE

8.55'

DEPTH=4'

66.65'

TIE INTO EXISTING
0.315 WT PIPE

TEST HOLE 21 ELEV.
375.7'
43" COVER

DEPTH=4'

PROPOSED 20"
45° ELBOW
CUT TO 24°

DEPTH=5'

LOCATION
OF EXISTING VALVE 5003
ABANDONMENT.

SWAMP
AREA

PROPOSED
20" SWP

DEPTH=5.5'

TEST HOLE 20
ELEV. 376.0'
120" COVER 84" TO PUMPKIN

LIGHT
POST

DEPTH=12'

DEPTH=3.5'

TOWNLINE ROAD

EDGE OF PAVEMENT

U.S. SURVEY FEET
NYSPCS CENTRAL ZONE
HORIZONTAL: NAD 83 (2011)
VERTICAL: NAVD 88 (GEOID 18)

10' 0' 10' 20'
1"=10'

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I	08/26/2026	LMY	ISSUED FOR BID REVISION 2	KRR

PL 50 ILI ENABLEMENT
CIVIL PACKAGE
TOWN OF SYRACUSE, TOWN OF DEWITT, TOWN OF SALINA
ONONDAGA COUNTY
STATE OF NEW YORK
WORK ORDER #: 90000235300

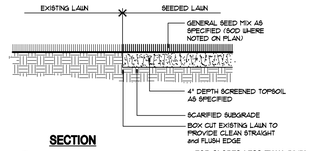
SITE 14

DR:	L. YANAWAY
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SCALE:	AS SHOWN
DATE:	08/26/2026

FILE: S:\PROJECTS\71 ENERGY\2024\71240060 - NG - PL 50 ILI ENABLEMENT\DWG\BASE

PAGE: 23

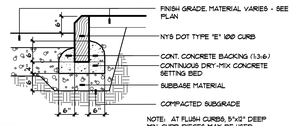
REV: I



SECTION

4 L-200 **SEEDED LAWN** — FOR SLOPES LESS THAN 1V:4H AS INDICATED ON PLANS

NOT TO SCALE — 32-9200-01A

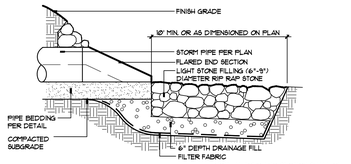


NOTE: AT FLUSH CURBS, 8"x2" DEEP MIN. CURB PIECES MAY BE USED.

SECTION

2 L-200 **GRANITE CURB-** NYS DOT TYPE "E" 100 CURB

NOT TO SCALE — 32-1640-02

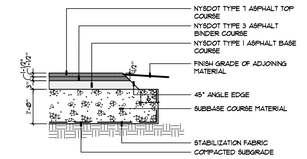


LONGITUDINAL SECTION

NOTE: FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 15" OR LARGER.

3 L-200 **FLARED END SECTION**

NOT TO SCALE — 33-4000-40



SECTION

1 L-200 **ASPHALT PAVEMENT - DRIVE**

NOT TO SCALE — 32-1216-03

CONSTRUCTION NOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL FLARED END SECTION PER DETAIL 3/L-200.
3. PROVIDE UNIFORM 2% SLOPE AWAY FROM BUILDING FACE.
4. INSTALL ASPHALT PAVEMENT - DRIVE PER DETAIL 1/L-200.
5. INSTALL GRANITE CURB PER DETAIL 2/L-200.
6. SEEDED LAWN, ALL DISTURBED AREAS PER DETAIL 4/L-200.
7. INSTALL 6' HT. DOUBLE SWING GATE TO MATCH EXISTING PRIVACY FENCE.

Z-26-260

Z-26-261

ZONING DATA CHART

ZONING DISTRICT: (H-T-) HI-TECH DISTRICT

	EXISTING REQS	PROPOSED
MIN. LOT WIDTH:	N/A	914 FT
MIN. LOT AREA:	N/A	6.793 Ac
MAX. BLDG COVERAGE:	25%	0.5%
MAX. LOT COVERAGE:	80%	2.5%
MAX. BLDG HEIGHT:	N/A	32'-0"
FRONT YARD SETBACK:	50 FT	50 FT - I-481 31 FT - PHEASANT
SIDE YARD SETBACK:	35 FT, TOTAL 15 FT, MIN	>35 FT
REAR YARD SETBACK:	40 FT	N/A

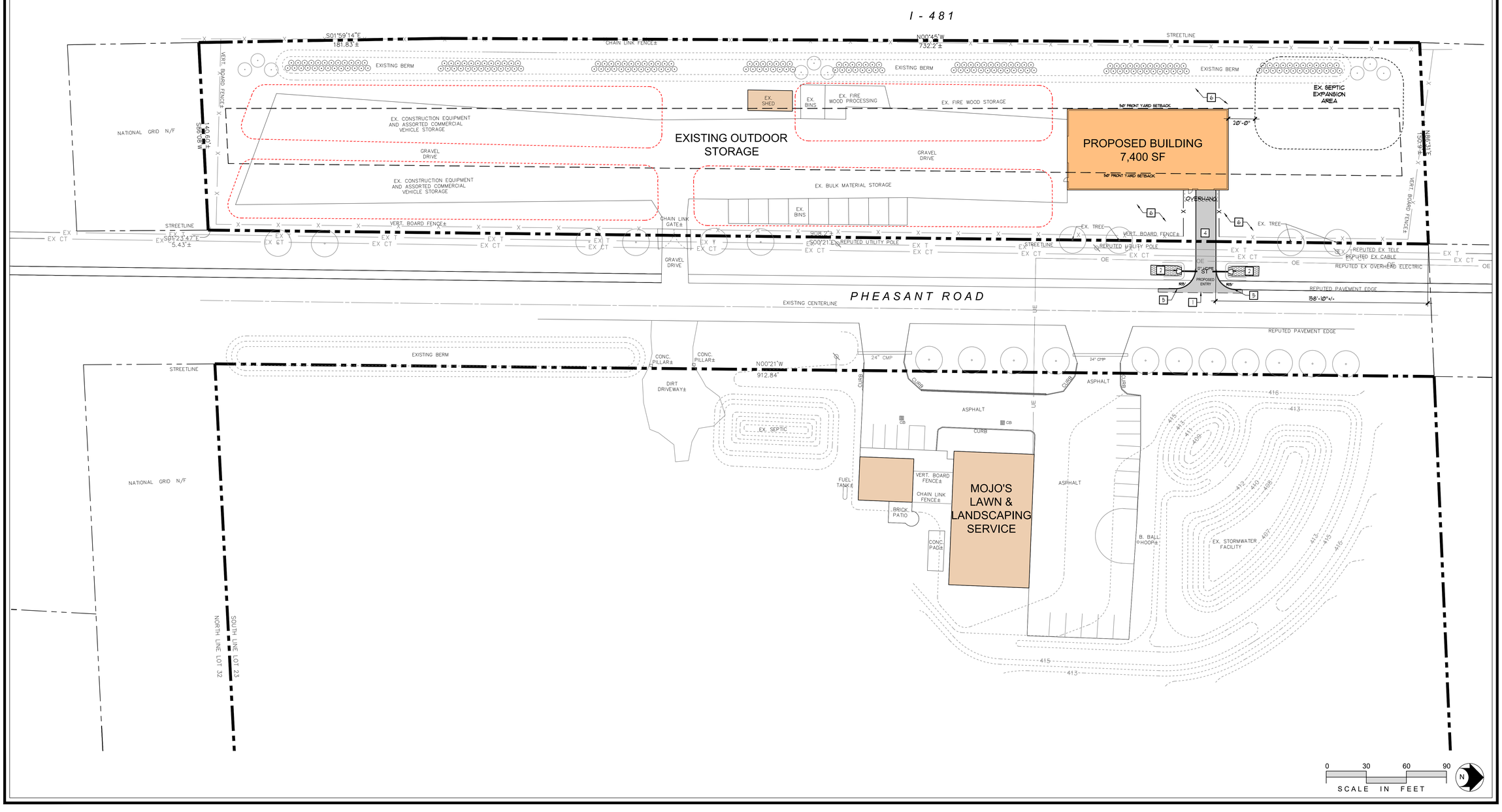
PARKING DATA CHART

	TOWN REQUIRED PER TOWN REGS.	PROPOSED PARKING
EX. OFFICE - 1,280 SF.	9 SPACES	9 SPACES
EX. WAREHOUSE - 6,000 SF.	10 SPACES	10 SPACES
PROPOSED WAREHOUSE - 7,400 SF		
TOTAL REQUIRED	19 SPACES	19 SPACES

PARKING REQUIREMENTS:
STALL SIZE: 19'-0" X 9'-6"
DRIVE AISLE: 24'-0" MIN. WIDTH

OFFICE PARKING REQUIREMENTS (1 SPACE PER 150 SQ. FT.)

WAREHOUSE PARKING REQUIREMENTS (2 SPACES PER EMPLOYEE)



KEPLINGER FREEMAN ASSOCIATES
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6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

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PH: 315.432.1089 FAX: 315.445.7981

Client:
Mojo's Development

Contact:
Vito Morgese
6500 Pheasant Rd, East
Syracuse, NY 13057
vitomorgese23@gmail.com

MOJO'S DEVELOPMENT - STORAGE BUILDING

PHEASANT ROAD, DEWITT, NEW YORK

REVISIONS

A. RESUBMISSION #1 AUG 27, 2026

Drawn By:	A.S.
Checked By:	N.L.
KFA Proj. No.:	46103
Date:	MAY 28, 2026
Scale:	AS NOTED

Title:

SITE PLAN

L-200

AFFECTED AREA SUMMARY

ACCESS ROAD	± 3.17 acres
PHASE I	± 46.80 acres
PHASE II	± 98.35 acres
PHASE III	± 64.70 acres
LIFE- OF-MINE	± 213.02 acres
TOTAL ACREAGE CONTROLLED	± 275.88 acres

ACCCES ROAD
± 3.17 ACRES

PHASE II
± 98.35 ACRES

PHASE I
EXCAVATION AREA
± 46.80 ACRES

PHASE III
± 64.70 ACRES

N.Y.S. ROUTE 5

GULF ROAD

SALT SPRINGS ROAD

HORSESHOE LA

GULF ROAD

WILDE n/f
5222/829

OTTAVIANO n/f
3779/287

T.H. KINSELLA, INC.
n/f 5222/829

T.H. KINSELLA, INC.
n/f 3976/49

TRAVER n/f
5080/190

PASCARELLA n/f
4340/268

T.H. KINSELLA, INC. n/f
4925/576

T.H. KINSELLA, INC. n/f
2018-30221

8620 EAST GENESEE, LLC n/f
2018-39075

MABIE n/f
1640/45

T.H. KINSELLA, INC. n/f
2019-9078

SHERIDAN n/f
4029/133

NEVELDINE n/f
4121/247

POOLS BROOK

WETLAND

ROAD BOUNDARY

CENTERLINE

25' SETBACK

WIRE FENCE & STONEWALL REMNANTS

GATE

SPRING BOX

SCALE HOUSE
(APPROXIMATE)

PLANT AND STOCKPILE AREA
(APPROXIMATE)

MW-1

MW-2

MW-3

FIELD

WOODED AREA

ROAD RIGHT-OF-WAY
(APPROXIMATE)

LEGEND

- PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- DENSE VEGETATION
- GROUNDWATER MONITORING WELL (MW-1)

MAP NOTES

1. PROPERTY BOUNDARIES FROM MAP TITLED "PART OF LOTS 59 & 69" BY SEGUIN LAND SURVEYING, P.L.L.C., DATED 1/02/2026
2. TOPOGRAPHIC CONTOURS FROM NYS CLEARING HOUSE LIDAR; "FEMA-ONEIDA SUBBASIN 2016/17".
3. ALL BOUNDARIES ARE APPROXIMATE WHERE SHOWN

NO.	DATE	RECORD OF WORK	DRN	CKD	APPR
1	3/16/2026	UPDATED PER 01/28/2022 NOIA	DTS		
2	6/22/2026	UPDATED PER 01/28/2022 NOIA	MSC		

PROJECT	
PROJ. MGR:	EGD
PROJ. NO.:	19-02095-001
PREPARED BY:	DTS
DRAFTED BY:	DTS
CHECKED BY:	
APPROVED BY:	
DATUM:	MSL
CONTOUR INTERVAL	=25 FT / 5 FEET

0 50 100 200 400
1"=200'

MINE PLAN MAP

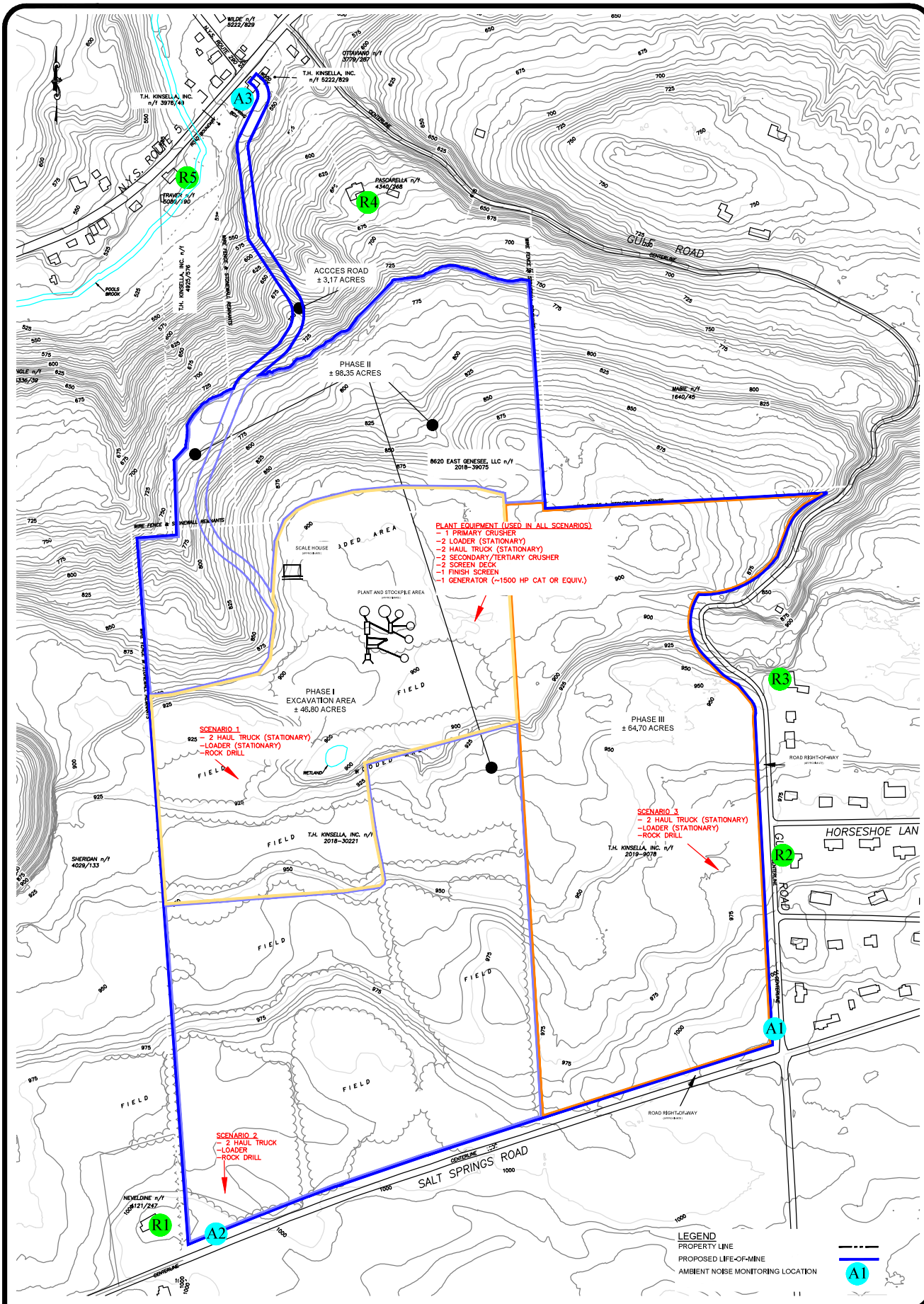
T.H. KINSELLA, INC.

EAST FAYETTEVILLE QUARRY

TOWN OF MANLIUS — ONONDAGA CO., NY

19 British American Blvd.,Latham, New York 12110
P: (518) 782-0882 F: (518) 782-0973 www.jmt.com

DATE:	SCALE:	DWG. NO.	SHEET
2-15-2021	1"=200'	1902095001C	1 OF 3



MAP NOTES:
1) ALL BOUNDARIES APPROXIMATE WHERE SHOWN

JMT
19 British American Blvd., Latham, New York 12110
P: (518) 782-0882 F: (518) 782-0973 www.jmt.com

NOISE PROJECTION SCENARIOS
T.H. KINSELLA, INC.
EAST FAYETTEVILLE QUARRY

TOWN OF MANLIUS — ONONDAGA CO., NY

PROJ. No.:	DATE:	SCALE:	DWG. NO.	FIGURE
1902095	07/14/2020	1'=400'	190295004A	7

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
5533 STATE ROUTE 31	091.-01-39.01	±8.54 AC	GC

EXISTING ZONING: GENERAL COMMERCIAL

GENERAL COMMERCIAL:

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
AREA, MINIMUM	N/A	8.54 AC.
BUILDING LINE, MINIMUM	100'	138'
LOT DEPTH, MINIMUM	200'	327'
PRINCIPAL STRUCTURES:		
FRONT YARD MINIMUM (ROUTE 31)	50'	388'
SIDE YARD MINIMUM (EAST)	15'	58'
SIDE YARD MINIMUM (WEST)	15'	359'
REAR YARD MINIMUM (NORTH)	25'	163'
MAXIMUM HEIGHT	60'	25'-6"
MAXIMUM BUILDING COVERAGE (10,000 SF IMPERVIOUS)	40%	2.75%
MAXIMUM BUILDING SIZE (SF)	100,000 SF	10,000 SF
PARKING REGULATIONS:		
DAYCARE (10,000 SF)	NA	44 SP
PARKING SPACE SIZE	9'X18'	9'X18'
REQUIRED DRIVE WIDTH	22'	24'-30'

LEGIONNAIRE DRIVE

PROPOSED RESIDENTIAL R-3 DISTRICT

GENERAL COMMERCIAL GC DISTRICT

BUILDING LINE

EXISTING SIDEWALK
EXISTING ROADWAY

TEMPORARY SANITARY SEWER EASEMENT
BOOK 3904, PAGE 28

DRAINAGE EASEMENT

ONONDAGA COUNTY AUTHORITY RIGHT

PONDING EXPANSION

FUTURE COMMERCIAL EXPANSION

ASPHALT PAVEMENT
DIRECTIONAL MARKINGS

PROPOSED SIDEWALK

PROPOSED CONCRETE CURBING

ADA PARKING SPACES

THE LEARNING EXPERIENCE
10,000 SF

5,000 SF PLAYGROUND

DUMPSTER ENCLOSURE

PROPOSED CONCRETE CURBING

PROPOSED CONCRETE CURBING

PROPOSED CONCRETE CURBING

FUTURE COMMERCIAL EXPANSION

PARETTI DRIVE

LOT 24
AREA=264193 SF
6.065 AC

JOSEPH R. & REMALDA A. TUTTLE
BOOK 2158, PAGE 391
5508 ROUTE 31
RESIDENTIAL/AGRICULTURAL
RA-100 DISTRICT

JOHN C. & CONSTANCE P. FISCHER
BOOK 3653, PAGE 187
5511 ROUTE 31
GENERAL COMMERCIAL
GC DISTRICT

FRAME HOUSE

REMOVE EXISTING CONCRETE CURB

DRAINAGE EASEMENT, R=45'

TOWN OF CLAY

TOWN OF CICERO

JOLU DEVELOPMENT CO.
Book 4889, Page 672

EXISTING CG GENERAL COMMERCIAL DISTRICT

LOT 1
TOTAL AREA=371,940 SF
8.538 AC
UNENCUMBERED
AREA=336,150 SF
7.717 AC

Gr ENTERPRISES LLC
Book 4373, Page 41

3

MEDICAL OFFICE BUILDING

ASPHALT CONCRETE PARKING ARE

TREES & BRUSH

NIAGARA MOHAWK POWER CORP. (GAS) EASEMENT
BOOK 3517 PAGE 133

N.Y.S. ROUTE 31

BASELINE

LANDS TO BE CONVEYED FOR HIGHWAY PURPOSES

No. 31

S.L. LOT No. 40
N.L. LOT No. 53

S.L. LOT No. 41
TOWN OF CLAY

E.L. LOT No. 40
W.L. LOT No. 41
TOWN OF CICERO

S.L. LOT No. 41
N.L. LOT No. 53

Z-26-251

CICERO MEADOWLANDS
SECTION No. 1 AMENDED
FILED: NOVEMBER 3, 1999 MAP No. 8894
5586 LEGIONNAIRE DR
GENERAL COMMERCIAL GC DISTRICT

Drawing Copyright © 2025

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

0 40 80
Scale in feet

TOCCO VILLAGGIO III, LLC
8351 PARETI PLACE
CLAY, NY 13041

CERTIFICATE OF AUTHORIZATION #0021745

STATE OF NEW YORK · FRANCIS J. CIECIERSKI · 090824 · PROFESSIONAL ENGINEER · 9/2/2026

REGISTRATION EXPIRES 01/31/2027

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.

THE LEARNING EXPERIENCE
TOWN OF CICERO
5533 NYS ROUTE 31
CICERO, NY 13041

No.	Submittal / Revision	Apv	By	Date

SITE LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
09/02/26	100870	AS SHOWN

Drawing No.:

C-101

File: V:\PROJECTS\ANY\NY\100870.000\09_DESIGN\DRAWINGS\01_SHEETS\100870 CICERO-C-101.DWG
Xrefs: ID_TOPO_100870.dwg, 22x34 Border.dwg, Plotted: 9/2/2026 9:25:44 AM, Current User: Brown, Tyler, LastSaveBy: , 100870

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

N

0 80 160
Scale in feet

Z-26-252

TOCCO VILLAGIO III, LLC
8351 PARETI PLACE
CLAY, NY 13041

CERTIFICATE OF AUTHORIZATION #0021745

STATE OF NEW YORK — JOHN FRANCIS TURNER — No. 08 1584 — PROFESSIONAL ENGINEER — 9/15/2026

REGISTRATION EXPIRES 01/31/2027

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.

TOCCO VILLAGGIO PDD AMENDMENT
TOWN OF CLAY

No.	Submittal / Revision	App'd.	By	Date

AMENDED PDD SITE PLAN

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No:	Scale:
09/14/2026	021051	AS SHOWN

Drawing No.:

C-101

TOCCO VILLAGGIO III, LLC
(REPUTED OWNER)
INSTRUMENT No. 2022-45744
PLANNED DEVELOPMENT PDD DISTRICT

92-Unit Apartment (5-Stories)
92-Unit Apartment (5-Stories)
48-Unit Apartment (5-Stories)
48-Unit Apartment (5-Stories)
48-Unit Apartment (5-Stories)
92-Unit Apartment (5-Stories)
92-Unit Apartment (5-Stories)

PROPOSED POND
PROPOSED POND
PROPOSED POND

WETLAND AREA = 1.88 ± ACRES
DELINEATED BY SJL WETLANDS, LLC
OCTOBER 12, 2025

WALKING TRAIL

5,000 SF PLAYGROUND
COMMERCIAL SPACE 10,000 SF
1ST FLOOR COMMERCIAL 9,000 SF
1ST FLOOR OFFICE 9,000 SF
2ND FLOOR OFFICE 9,000 SF
1ST FLOOR OFFICE 9,000 SF
1ST FLOOR OFFICE 9,000 SF

PROPOSED POOL
EXISTING CLUBHOUSE
4,200 SF BANK
3,700 SF DRIVE-THRU
PROPOSED SIGN
EXISTING POND

BELLINI BLVD
PARETI PLACE
LEGIONNAIRE DRIVE

INDUSTRIAL 2
I-2 ZONING

GIOVANNI DIMENTO
Book 3518, Page 208

TOWN OF CLAY
TOWN OF CICERO

36-Unit Apartment (Existing)
8400 PARETI
TOWN OF CICERO MULTIPLE RESIDENTIAL DISTRICT RM ZONING
DRAINAGE EASEMENT
MULTIPLE RESIDENTIAL RM DISTRICT
GENERAL COMMERCIAL GC DISTRICT
TRI STATE AUCTI
BOOK 4376, PAGE 96
BARBED WIRE FENCE (ON GROUND)
BARBED WIRE & FENCE POST (ON GROUND)
FENCE REMNANTS

LOT 4
AREA=149,178 SF
3.424 AC
UNENCUMBERED
AREA=105,450 SF
2.421 AC

LOT 3
AREA=118,257 SF
2.737 AC
UNENCUMBERED
AREA=108,442 SF
2.489 AC

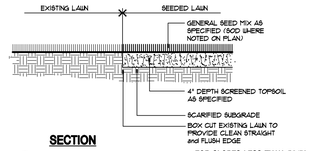
LOT 2
AREA=143,263 SF
3.748 AC
UNENCUMBERED
AREA=96,753 SF
2.221 AC

JOLU DEVELOPMENT CO.
Book 4889, Page 672
EXISTING CG GENERAL COMMERCIAL DISTRICT
30' UTILITY EASEMENT
BUILDING LINE
JOHN C. & CONSTANCE P. FISCHER
BOOK 3655, PAGE 182
5511 ROUTE 31
GENERAL COMMERCIAL GC DISTRICT
FRAME HOUSE

NIAGARA MOHAWK POWER CORP. (GAS) EASEMENT BOOK 357 PAGE 109
NIAGARA MOHAWK POWER CORP. EASEMENT BOOK 357 PAGE 109
TEMPORARY SEWER EASEMENT
SANITARY SEWER EASEMENT
FUTURE LOTS
PROPOSED LAWTON VALLEY
TREES & BRUSH

PROVIDE FILTER FABRIC DROP INLET PROTECTION AT CATCH BASINS AND REAR YARD DRAINS (TYP.) SEE DETAIL-CLAY-ENG.) (TYP.)

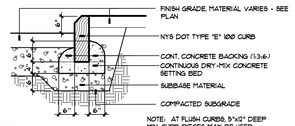
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Saved: 9/16/2026 7:42:06 AM Plotted: 9/16/2026 9:07:09 AM Current User: Harvell, Benjamin Last Saved By: 5757



SECTION

4 L-200 **SEEDED LAWN** — FOR SLOPES LESS THAN 1V:4H AS INDICATED ON PLANS

NOT TO SCALE — 32-9200-01A

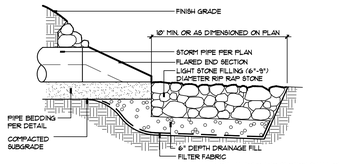


NOTE: AT FLUSH CURBS, 8"x2" DEEP MIN. CURB PIECES MAY BE USED.

SECTION

2 L-200 **GRANITE CURB-** NYS DOT TYPE "E" 100 CURB

NOT TO SCALE — 32-1640-02

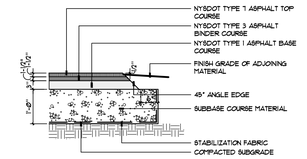


LONGITUDINAL SECTION

NOTE: FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 15" OR LARGER.

3 L-200 **FLARED END SECTION**

NOT TO SCALE — 33-4000-40



SECTION

1 L-200 **ASPHALT PAVEMENT - DRIVE**

NOT TO SCALE — 32-1216-03

CONSTRUCTION NOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL FLARED END SECTION PER DETAIL 3/L-200.
3. PROVIDE UNIFORM 2% SLOPE AWAY FROM BUILDING FACE.
4. INSTALL ASPHALT PAVEMENT - DRIVE PER DETAIL 1/L-200.
5. INSTALL GRANITE CURB PER DETAIL 2/L-200.
6. SEEDED LAWN, ALL DISTURBED AREAS PER DETAIL 4/L-200.
7. INSTALL 6' HT. DOUBLE SWING GATE TO MATCH EXISTING PRIVACY FENCE.

Z-26-260

Z-26-261

ZONING DATA CHART

ZONING DISTRICT: (H-T-) HI-TECH DISTRICT

	EXISTING REQS	PROPOSED
MIN. LOT WIDTH:	N/A	914 FT
MIN. LOT AREA:	N/A	6.793 Ac
MAX. BLDG COVERAGE:	25%	0.5%
MAX. LOT COVERAGE:	80%	2.5%
MAX. BLDG HEIGHT:	N/A	32'-0"
FRONT YARD SETBACK:	50 FT	50 FT - I-481 31 FT - PHEASANT
SIDE YARD SETBACK:	35 FT, TOTAL 15 FT, MIN	>35 FT
REAR YARD SETBACK:	40 FT	N/A

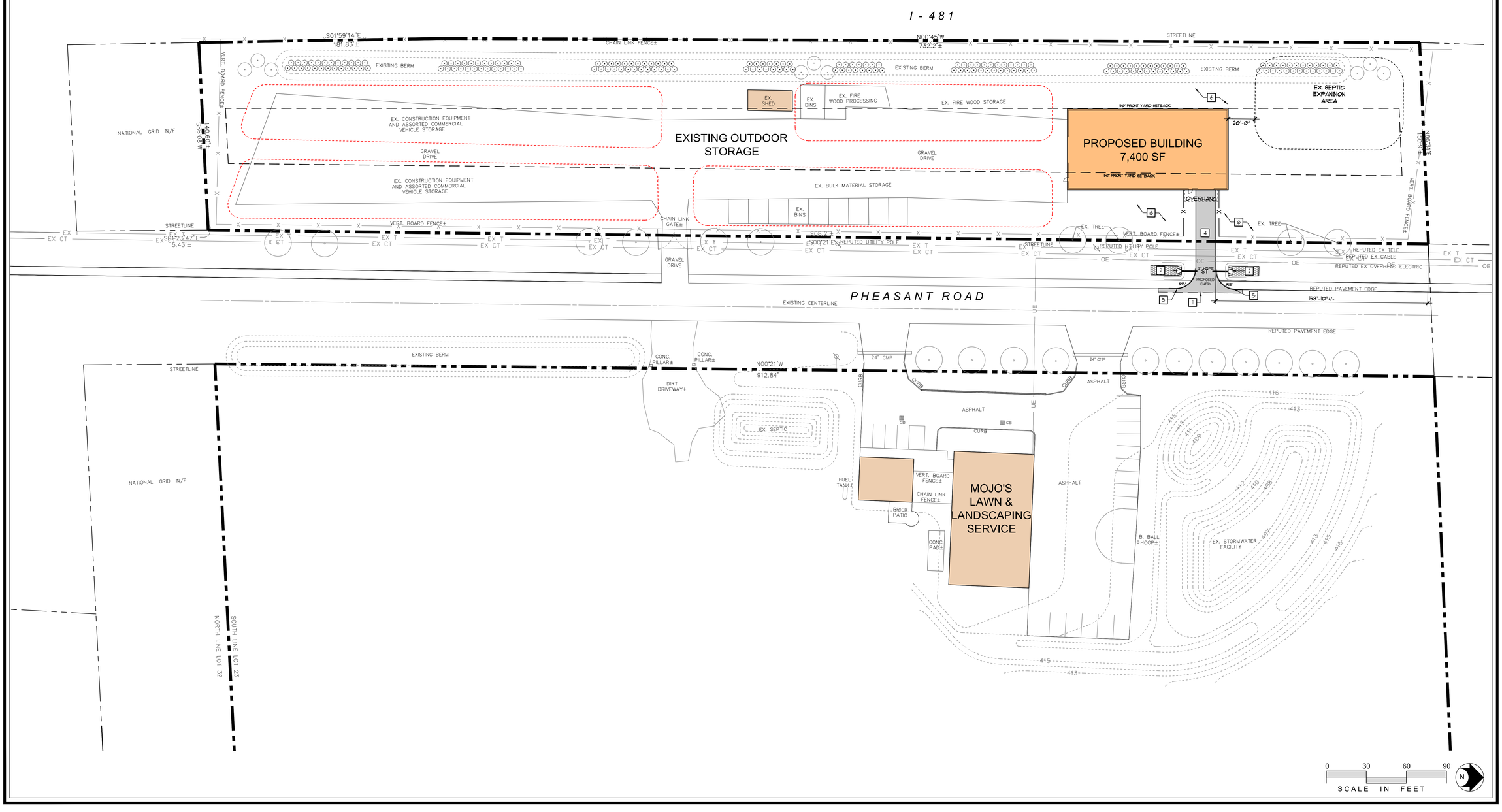
PARKING DATA CHART

	TOWN REQUIRED PER TOWN REGS.	PROPOSED PARKING
EX. OFFICE - 1,280 SF.	9 SPACES	9 SPACES
EX. WAREHOUSE - 6,000 SF.	10 SPACES	10 SPACES
PROPOSED WAREHOUSE - 7,400 SF		
TOTAL REQUIRED	19 SPACES	19 SPACES

PARKING REQUIREMENTS:
STALL SIZE: 19'-0" X 9'-6"
DRIVE AISLE: 24'-0" MIN. WIDTH

OFFICE PARKING REQUIREMENTS (1 SPACE PER 150 SQ. FT.)

WAREHOUSE PARKING REQUIREMENTS (2 SPACES PER EMPLOYEE)



KEPLINGER FREEMAN ASSOCIATES
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Client:
Mojo's Development

Contact:
Vito Morgese
6500 Pheasant Rd, East
Syracuse, NY 13057
vitomorgese23@gmail.com

MOJO'S DEVELOPMENT - STORAGE BUILDING

PHEASANT ROAD, DEWITT, NEW YORK

REVISIONS

A. RESUBMISSION #1 AUG 27, 2026

Drawn By:	A.S.
Checked By:	N.L.
KFA Proj. No.:	46103
Date:	MAY 28, 2026
Scale:	AS NOTED

Title:

SITE PLAN

L-200

S-26-26

PAUL STREET
(PUBLIC – 50' WIDE)

359.36' TO EASTERLY BOUNDARY NYS 173 (NORTH STREET)

S86° 21' 51"E 180.00'

N3° 38' 09"E 153.00'

S51° 06' 55"E 214.23'

SUSAN AHERIN (REPUTED OWNER) BOOK 4343, PAGE 028

SUSAN NATOLI (REPUTED OWNER) BOOK 5370, PAGE 863

8 PAUL STREET, LLC. (REPUTED OWNERS) BOOK 5243, PAGE 460 TAX MAP No. 02-01-39.0

N86° 21' 51"W 14.78'

LOT 100
AREA = 1.065± ACRES
(LANDS TO BE CONVEYED TO VILLAGE)

BLYTHE R. HOLYNSKI ET AL (REPUTED OWNERS) BOOK 5044, PAGE 646

D BAILEY RENTALS LLC (REPUTED OWNERS) BOOK 2025, PAGE 17857

S8° 38' 44"W 214.54'

JESSIE R. TRAVER ET AL (REPUTED OWNERS) BOOK 5144, PAGE 862

JOSHUA KUHNS (REPUTED OWNER) BOOK 2025, PAGE 17316

JULIA A. MAUM (REPUTED OWNER) BOOK 2020, PAGE 50711

JENNIFER L. DONNELLY (REPUTED OWNER) BOOK 2025, PAGE 10804

JEFFERY A. BERWALD (REPUTED OWNER) BOOK 5141, PAGE 616

N3° 38' 09"E 140.00'

S86° 21' 51"E 320.00'

N3° 38' 09"E 140.00'

328.22'
S20° 48' 18"W

TOP OF BANK MEASURED 8-31-2026

S4° 30' 00"W 143.26'

8 PAUL STREET, LLC. (REPUTED OWNERS) BOOK 5243, PAGE 460 TAX MAP No. 02-01-54.1

LOT 101
AREA = 5.505± ACRES

N86° 47' 36"W 109.68'

M. & C MAHONEY IRREVOCABLE TRUST ET AL (REPUTED OWNERS) BOOK 2025, PAGE 30297

N2° 30' 24"E 65.49'

N4° 44' 24"E 37.00'

N85° 11' 36"W 29.10'

S6° 29' 24"W 89.42'

NORTH STREET PROPERTIES, LLC. (REPUTED OWNERS) BOOK 5299, PAGE 248

S85° 15' 20"E 81.89'

N4° 59' 21"E 105.98'

MARCELLUS HISTORICAL SOCIETY. (REPUTED OWNERS) BOOK 4969, PAGE 785

AREA OF QUESTIONABLE TITLE

S85° 15' 20"E 13.59'

N3° 15' 40"E 77.01'

JEAN FRIEDA FORSTER (REPUTED OWNER) BOOK 4139, PAGE 187

ESTHER-MARIE FORSTER (REPUTED OWNER) BOOK 4139, PAGE 187

MICHAEL L. RAICHT ET AL (REPUTED OWNERS) BOOK 5048, PAGE 336

KEITH NAPLES (REPUTED OWNER) INST No: 2025-00025142

SHANE DENNIS ET AL (REPUTED OWNER) BOOK 2021, PAGE 41125

KERRI A. ELDERBROOM (REPUTED OWNER) BOOK 4843, PAGE 205

DONALD A. & HELEN PAUL FORMERLY (BOOK 2087, PAGE 649)

UTILITY EASEMENT – BOOK 4066, PAGE 53

N4° 30' 00"E 239.51'

S85° 15' 20"E

N4° 30' 00"E 133.72'

S85° 11' 16"E

S85° 30' 00"E 155.50'

90.05'

65.45'

N4° 30' 00"E 43.20'

97.20'
S87° 26' 20"E

N4° 38' 07"E 268.62'

SOUTHERN HILLS PRESERVATION CO. (REPUTED OWNERS) BOOK 4536, PAGE 146

WIRE FENCE±

APPROVED: VILLAGE OF MARCELLUS

DATE: _____ BY: _____
Chairman

APPROVED: 8 PAUL STREET, LLC

DATE: _____ BY: _____
Owner & Developer





LOCATION PLAN
Scale: 1" = 2000'

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates iron rod set September, 2026
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- Indicates old/original parcel line
- indicates easement line
- indicates centerline road

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

Total area: 6.57 ± acres.
Total number of lots: Two (2) existing: Two (2) proposed
Present Zone: RC – Multi family/Residential
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0302F, Effective date: November 4, 2016
All lots are for nonresidential use only
Tax Map Nos. 04.-02-54.1 & 02-01-39.0

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\server\Civil 3D Projects\ONONDAGA COUNTY\TRACTS\M 8967\dwg\8 PAUL STREET_LLA.dwg

REVISIONS

LOT LINE ADJUSTMENT
No. 8 PAUL STREET
MARCELLUS SENIOR HOUSING
PART OF MILITARY LOT No. 15
VILLAGE OF MARCELLUS
TOWN OF MARCELLUS
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK – JOHN V. IANUZI – 050201 – LICENSED LAND SURVEYOR

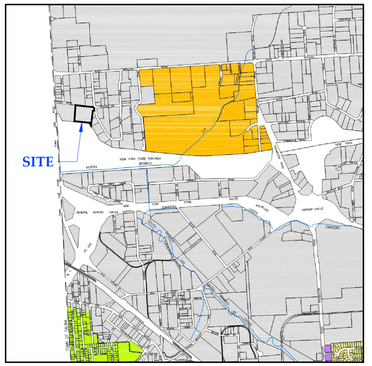
IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WTZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

DATE: SEPTEMBER 1, 2026
SCALE: 1" = 30'
FILE Nos.: 1728.019
SHEET No. 1 OF 1
F.B. No. 1706

Z-26-256



PROPOSED 8'X30' MODULAR FORKLIFT RAMP



LOCATION MAP
SCALE: 1" = 2,000'

PROPERTY DATA:

PARCEL ID: 022.-01-19.2

ADDRESS: 6713 PICKARD DRIVE
SYRACUSE, NEW YORK 13211

OWNER: IRON HORN ENTERPRISES
5912 N. BURDICK STREET
EAST SYRACUSE, NEW YORK 13057
C/O TROY BULLOCK
TB@IRONHORNENTERPRISES.COM

APPLICANT: SRS DISTRIBUTION, INC.
7440 HWY 121
MCKINNEY, TEXAS 75070
C/O DENNIS RICHARD
DENNIS.RICHARD@SRSDISTRIBUTION.COM

TOTAL LOT AREA: 5.2 ACRES

ZONING DISTRICT: INDUSTRIAL

PROPOSED USE: WHOLESALE TRADE WITH
ACCESSORY OUTDOOR STORAGE
ACCESSORY OFFICE

PROJECT NARRATIVE:

APPLICANT IS PROPOSING TO OCCUPY THIS PROPERTY FOR THE PURPOSES OF AWHOLESALE TRADE AND DISTRIBUTION BUSINESS WITH ACCESSORY OFFICE AND OUTDOOR STORAGE. EXTERIOR IMPROVEMENTS TO INCLUDE: PARKING LOT RESTRIPING, REPLACING REAR EXTERIOR BUILDING MOUNTED SAFETY AND SECURITY LIGHTS, PLACEMENT OF TEMPORARY MODULAR FORKLIFT RAMP AND NEW BUSINESS SIGNAGE REPLACING FORMER BUSINESS SIGNS.

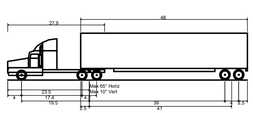
BUSINESS OPERATIONS: SRS DISTRIBUTION, INC IS A WHOLESALE DISTRIBUTOR OF NEW BUILDING PRODUCTS. PRODUCTS IN THIS LOCATION WILL BE PRIMARILY ROOFING/SIDING MATERIALS AND ASSOCIATED ACCESSORY PRODUCTS SUCH AS ADHESIVES, COATINGS, SEALANTS, LUMBER AND FRAMING. OPERATIONS STRICTLY INVOLVE WHOLESALE SALES & DISTRIBUTION OF NEW PRODUCTS, NO MIXING, CRAFTING OR ASSEMBLING OF PRODUCTS WILL BE PERFORMED ON-SITE. MAJORITY OF TRANSACTIONS ARE FULFILLED VIA ONLINE ORDERING AND DELIVERED TO LICENSED CONTRACTOR OR RETAILER, MINIMIZING ON-SITE CUSTOMER TRAFFIC. A PORTION OF THE SITE IS PROPOSED TO BE UTILIZED FOR THE PURPOSES OF OUTDOOR STORAGE AND STAGING OF PRODUCTS FOR DELIVERY. THE OUTDOOR STORAGE AREA WILL BE SECURED WITHIN THE SITE'S EXISTING 10 FT TALL EXISTING CHAIN-LINK FENCE AND GATE. HOURS OF OPERATIONS AND DELIVERIES WILL TAKE PLACE DURING NORMAL BUSINESS HOURS MONDAY-FRIDAY 7:00AM-5:00PM.
4-6 FULL TIME EMPLOYEES AT THIS LOCATION IS ANTICIPATED.

INDUSTRIAL DISTRICT		
BULK STANDARD	PERMITTED/REQUIRED	EXISTING
MIN. LOT AREA:	N/A	5.14 AC (223,898 SF)
MIN. LOT WIDTH:	N/A	65 FT
MIN. FRONT SETBACK:	50 FT	103 FT
MIN./AGG. SIDE SETBACK:	12 FT/32 FT AGG.	25 FT/131 AGG.
MIN. REAR SETBACK:	40 FT	212 FT
MAX. BUILDING COVERAGE:	50% (2.57 AC/111,949 SF)	18.3% (41,021 SF)
MAX. LOT COVERAGE:	80% (4.11 AC/179,118 SF)	85.4% (4.39 AC/191,228 SF) ENC*

PARKING CHART		
USE	REQUIRED	PROPOSED
WAREHOUSING: 2 PER EMPLOYEE	(6 EMPLOYEES X2 =) 12 SPACES	12 SPACES
OFFICE: 1 SPACE PER 150 SF	4,062/150= 28 SPACES	28 SPACES
TOTAL PARKING	40 SPACES	40 SPACES
ACCESSIBLE PARKING: 2 SPACES PER 26 TO 50 TRADITIONAL SPACES	2 SPACES	2 SPACES

LEGEND:

- ASPHALT
- BUILDING
- CONCRETE, BRICK/PAVERS & PATIOS
- CURB
- DECKS, SHEDS & OVERHANGS
- EASEMENTS
- FENCES
- GATE
- OVERHEAD WIRES
- ROAD BOUNDARY
- ELEC. MARKOUT
- COMM. MARKOUT
- GAS MARKOUT
- STORM MARKOUT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT
- MANHOLE
- HANDICAP PARKING
- GAS METER
- BOLLARD
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- CHAIN LINK FENCE SYMBOL
- GUY WIRE
- SIGN
- CLEAN OUT
- OUTDOOR STORAGE/PRODUCT STAGING AREA



WB-62 - Interstate Semi-Trailer
Overall Length 69.000ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

WB-62 TRUCK PROFILE
NTS

0 15 30
GRAPHIC SCALE: 1" = 30'

BASE MAPPING SOURCES:
1. BASE INFORMATION PROVIDED BY SURVEY PREPARED BY LEHR LAND SURVEYORS D.P.C. DATED JULY 1, 2026.

GENERAL NOTES:
1. ALL LANDSCAPING AND LAWN AREAS SHALL BE MAINTAINED. DEAD MATERIAL SHALL BE REPLACED, AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.

REV	DATE	DESCRIPTION	BY
1	10/07/2026	REVISED PER CITY COMMENT	JWJ

Independence ENGINEERING LLC
1777 SENTRY PARKWAY WEST, BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 790-4450
INDEPENDENCE@INDEPENDENCE.ENGINEERING
PENNSYLVANIA • NEW JERSEY • FLORIDA • MASSACHUSETTS

SITE PLAN
FOR
SRS DISTRIBUTION - SYRACUSE
6713 PICKARD DRIVE, TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK

SRS DISTRIBUTION

PROJECT 030-459

DATE 7/15/2026

SCALE	DRAWN
1" = 30'	EES
DESIGNED	CHECKED
EES	NES

STATE OF NEW YORK · NEIL E. SANDER · 87961 · LICENSED PROFESSIONAL ENGINEER
10/07/2026

SP

SHEET	OF
1	1

ISSUED BY/ISSUE BY/PROJECT ENGINEER/DRAWINGS/EXHIBIT/SITE PLAN/SRS SP - JORDAN HILL.DWG 10/07

TOWN OF ELBRIDGE

SOCPA
SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

ZONING DESIGNATIONS

- AGRICULTURAL (AGR)
- BUSINESS-1 (B1)
- BUSINESS-2 (B2)
- BUSINESS-3 (B3)
- PLANNED DISTRICT (PD)
- INDUSTRIAL (IND)
- MUNICIPAL (MUN)
- RESIDENTIAL-1 (R1)
- RURAL-RESIDENTIAL (RR)
- SERVICE (S)
- VILLAGE PARCELS
- SPLIT ZONING LINES
- WATER

January 19, 2021

WATER
Cross Lake
VILLAGE OF JORDAN
VILLAGE OF ELBRIDGE
ROUTE 31
ROUTE 5
WARNERS ROAD
JORDAN ROAD
CROUCH ROAD
WEAD ROAD
CHAPPELL ROAD
BUTLER ROAD
CLINTON STREET
0 1,000 2,000 3,000 4,000 5,000 Feet
1 inch = 1,000 feet

Character Areas

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

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

