



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

July 02, 2025

Onondaga County Department of Planning
Carnegie Building
335 Montgomery Street, 1st Floor
Syracuse, New York 13202

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Kevin Casserino
Renee Dellas
Craig Dennis
Marty Masterpole
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Kathryn Ryan
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 02, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from June 11, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Don Radke - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|----------|---------|--------------------------|----------|---------|--------------------------|
| S-25-21 | VSkaPB | Modification | S-25-22 | TSalZBA | No Position With Comment |
| Z-25-178 | VSkaPB | No Position | Z-25-179 | VSkaPB | No Position |
| Z-25-180 | TSkaZBA | No Position | Z-25-182 | VSkaPB | Modification |
| Z-25-183 | VSkaPB | No Position With Comment | Z-25-185 | TSalZBA | Modification |
| Z-25-186 | TSalZBA | No Position With Comment | Z-25-188 | CSyrPB | No Position |
| Z-25-189 | VEsyPB | Modification | Z-25-190 | TSalZBA | No Position |
| Z-25-191 | TSalZBA | No Position | Z-25-192 | TLysTB | No Position With Comment |
| Z-25-193 | TVanPB | Modification | Z-25-194 | TVanZBA | No Position With Comment |
| Z-25-195 | CSyrPB | Modification | Z-25-196 | CSyrPB | No Position With Comment |
| Z-25-197 | TSalTB | No Position With Comment | Z-25-198 | TManTB | No Position |
| Z-25-199 | TSalTB | No Position With Comment | Z-25-200 | TDewPB | No Position With Comment |
| Z-25-201 | TCicPB | No Position With Comment | Z-25-202 | TCicPB | Modification |
| Z-25-203 | TPomPB | Modification | Z-25-204 | TCicPB | Modification |
| Z-25-205 | CSyrPB | No Position With Comment | Z-25-206 | VMarPB | Modification |
| Z-25-207 | VMarPB | Modification | Z-25-208 | TOnoTB | Modification |
| Z-25-209 | TOnoZBA | Modification | Z-25-210 | CSyrPB | Modification |
| Z-25-211 | CSyrPB | No Position With Comment | | | |

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # S-25-21

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Lakefront Investment Revocable Trust for the property located at North of Orchard Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a 7-acre parcel into 8 new residential lots in a Residential B zoning district; and

WHEREAS, the Board is concurrently reviewing site plan and area variance referrals (Z-25-182 and Z-25-183) for this proposed development; and

WHEREAS, the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and

WHEREAS, per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and

WHEREAS, per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and

WHEREAS, the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater “bioretention filtration facility” will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots;

ADVISORY NOTE: 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; and

WHEREAS, per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the eastern boundary of the site contains federally protected Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the “approximate” wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards 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; and

WHEREAS, lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;

ADVISORY NOTE: 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 is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comments:

1. Lands to rear of four houses contain:
 - Stormwater management facilities
 - City water easement with restrictions on use and ability to access for maintenance
 - Sloped lands
 - Wetlands, floodplain, and floodway associated with Skaneateles Creek

Given the extent of unique and sensitive environments, the Village and applicant are encouraged to explore reconfiguration of lots to place these features on separate parcels rather than segmented housing lots with minimal oversight. Responsibility for stewardship of stormwater facilities should be clearly established and funded.

2. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # S-25-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Gary Angeloro for the property located at 500-502 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 1.96-acre parcel into two new lots, Lot 100 (1.60 acres) and Lot 101 (0.37 acres), in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-186) to allow this proposed subdivision; and
- WHEREAS, the site is located amongst the small plazas and commercial uses along Old Liverpool Road; residential uses are located across Old Liverpool Road and to the rear of the site; and
- WHEREAS, the site contains a small commercial plaza with a multi-tenant commercial building along the rear parcel boundary, fronted by an asphalt parking lot with a fueling station and convenience store located along the Old Liverpool Road frontage; the site has frontage and access to Old Liverpool Road (County Route 137) and Beechwood Avenue and Kellars Lane, both local roads; the site has three access points to Beechwood Avenue and expansive access to both Old Liverpool Road and Kellars Lane;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements; and
- WHEREAS, the applicant is seeking a subdivision to divide the parcel comprising the site into two new lots; proposed Lot 100 will be 1.60 acres (69,598 sf) and will contain the multi-tenant commercial building, most of the parking lot, one driveway to Beechwood Avenue and all of the site's frontage on Kellars Lane; proposed Lot 101 will be 0.37 acres (15,946 sf) and will contain the fueling station, convenience store, the site's access to Old Liverpool Road, and two access points to Beechwood Avenue; and
- WHEREAS, the applicant is requesting three area variances to allow the proposed subdivision: to allow proposed Lot 101 to be 15,946 sf when 40,000 sf is the minimum lot area required by Town Code, to allow Lot 101 have a 142' lot width when 200' is required, and allow the existing convenience store to be set back 57.1' when a 75' front yard setback is required by Town Code; no changes to the site are currently proposed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers, is located in the Metropolitan Wastewater Treatment Plant service area, and no changes to the current infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the following natural communities: Inland salt pond (per EAF Mapper); and

WHEREAS, the site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana bat or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); no changes to the site are currently proposed; and

WHEREAS, 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); and

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

For any future development, the Board encourages more landscaping, more pervious surfaces, and reducing the number of driveway entries.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Laurie Kadah of 44 W Genskan, LLC for the property located at 44 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is proposing construction of a new three-car garage with luxury apartment above and decking on both levels, as well as renovations, additions and improvements on the main residence on a 0.84-acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit and area variance referrals (Z-25-179, Z-25-180) to allow this proposed development; and
- WHEREAS, the site is a single family residence on the west side of the Village of Skaneateles; surrounding uses include residential, a church, a restaurant, a park, and an inn; and
- WHEREAS, the site contains a single-family, two-story home, located in the middle of the site's 115' of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and
- WHEREAS, per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the façade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and
- WHEREAS, the proposed changes require two area variances for existing nonconformities: one to allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in

85.9% open space; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed; and

WHEREAS, per the EAF, a new connection to public sewers is proposed and the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur outside of the right-of-way; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site is located near the Weber Residence and Shepard Family Houses which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of Laurie Kadah of 44 W Genskan, LLC for the property located at 44 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a supplemental dwelling unit with the construction of a new three-car garage with luxury apartment above and decking on both levels on a 0.84-acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and area variance referrals (Z-25-178, Z-25-180) for this proposed development; and
- WHEREAS, the site is a single family residence on the west side of the Village of Skaneateles; surrounding uses include residential, a church, a restaurant, a park, and an inn; and
- WHEREAS, the site contains a single-family, two-story home, located in the middle of the site's 115' of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and
- WHEREAS, per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the façade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and
- WHEREAS, the proposed changes require two area variances for existing nonconformities: one to allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in

85.9% open space; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed; and

WHEREAS, per the EAF, a new connection to public sewers is proposed and the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur outside of the right-of-way; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site is located near the Weber Residence and Shepard Family Houses which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Zoning Board of Appeals at the request of Laurie Kadah of 44 W Genskan, LLC for the property located at 44 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting area variances related to the proposed construction of a new three-car garage with luxury apartment above and decking on both levels, as well as renovations, additions and improvements on the main residence on a 0.84-acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-25-178, Z-25-179) for these proposed changes to the site; and
- WHEREAS, the site is a single family residence on the west side of the Village of Skaneateles; surrounding uses include residential, a church, a restaurant, a park, and an inn; and
- WHEREAS, the site contains a single-family, two-story home, located in the middle of the site's 115' of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and
- WHEREAS, per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the façade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and
- WHEREAS, the proposed changes require two area variances for existing nonconformities: one to allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in

85.9% open space; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed; and

WHEREAS, per the EAF, a new connection to public sewers is proposed and the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur outside of the right-of-way; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site is located near the Weber Residence and Shepard Family Houses which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Lakefront Investment Revocable Trust for the property located at North of Orchard Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of 8 new single family homes on a 7-acre parcel in a Residential B zoning district; and
- WHEREAS, the Board is concurrently reviewing area variance and subdivision referrals (Z-25-183 and S-25-21) for this proposed development; and
- WHEREAS, the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and
- WHEREAS, per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and
- WHEREAS, per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and
- WHEREAS, the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in

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E-mail Address: countyplanning@ongov.net

Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater “bioretention filtration facility” will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots;

ADVISORY NOTE: 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; and

WHEREAS, per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the eastern boundary of the site contains federally protected Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the “approximate” wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards 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; and

WHEREAS, lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;

ADVISORY NOTE: 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 is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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; and

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

The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comments:

1. Lands to rear of four houses contain:

- Stormwater management facilities
- City water easement with restrictions on use and ability to access for maintenance
- Sloped lands
- Wetlands, floodplain, and floodway associated with Skaneateles Creek

Given the extent of unique and sensitive environments, the Village and applicant are encouraged to explore reconfiguration of lots to place these features on separate parcels rather than segmented housing lots with minimal oversight. Responsibility for stewardship of stormwater facilities should be clearly established and funded.

2. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Lakefront Investment Revocable Trust for the property located at North of Orchard Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances for four proposed parcels that would not meet minimum lot size in an 8-lot residential subdivision on a 7-acre parcel in a Residential B zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and subdivision referrals (Z-25-182 and S-25-21) for this proposed development; and
- WHEREAS, the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and
- WHEREAS, per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and
- WHEREAS, per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and

WHEREAS, the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater “bioretention filtration facility” will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots;

ADVISORY NOTE: 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; and

WHEREAS, per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the eastern boundary of the site contains federally protected Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the “approximate” wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards 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; and

WHEREAS, lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;

ADVISORY NOTE: 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 is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed area variances, but offers a requirement and comments for the development as a whole:

1. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

2. Lands to rear of four houses contain:

-Stormwater management facilities

-City water easement with restrictions on use and ability to access for maintenance

-Sloped lands

-Wetlands, floodplain, and floodway associated with Skaneateles Creek

Given the extent of unique and sensitive environments, the Village and applicant are encouraged to explore reconfiguration of lots to place these features on separate parcels rather than segmented housing lots with minimal oversight. Responsibility for stewardship of stormwater facilities should be clearly established and funded.

3. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of C&L Properties, Inc. for the property located at 116 Factory Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Factory Avenue (Route 93), a county highway; and
- WHEREAS, the applicant is proposing construction of a new office building on a 1.62-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located on the western end of Factory Avenue in an area characterized by a mix of industrial, commercial, and residential uses; other nearby uses include adjacent residential to the west, PGW Auto Glass adjacent to the east, Syracuse Fence, Melo Roofing, and Donofrio's Body & Paint Shop across Factory Avenue; and
- WHEREAS, the site contains a residential building which appears to contain multiple dwelling units, backed by a small parking area with outbuildings to the rear; the remainder of the site is covered by lawn, shrubbery, and a few trees; a driveway provides access from Factory Avenue (County Route 93); and
- WHEREAS, per the Schematic Site Plan dated 5/7/25, the applicant proposes to demolish the existing structures and construct a new office building with parking lots to the front and rear; per the Environmental Assessment Form (EAF) dated 5/7/25, the new office building will be 5,400 sf and the parking lots will have a 73-car capacity; per the Site Plan, trees, shrubbery, and landscaping will be installed; no sidewalks are depicted along the Factory Avenue frontage; per aerial imagery from May 2024, no road-side sidewalks are within the immediate area;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Factory Avenue must meet Department requirements; and
- WHEREAS, per the Location Survey dated 9/26/22, a "Grant to the Syracuse Lighting Company, Inc" occurs along the rear parcel boundary; a 50'-wide easement to Niagara – Lockport & Ontario Power Company containing overhead power lines is adjacent to rear parcel boundary; a 12'-wide permanent right-of-way to the County of Onondaga occurs along the Factory Avenue frontage; per the Site Plan, the proposed driveway is located in the same location as the current driveway and crosses the County right-of-way; the rear parking lot will occur within the Niagara – Lockport & Ontario Power Company easement;
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; and

WHEREAS, per the EAF, 1.62 acres of the site will be disturbed by the proposed project and “runoff would eventually be discharged to established road side ditch”; per the Site Plan, a Stormwater Management Area will be installed between the front parking area and Factory Avenue, outside of the County right-of-way; ADVISORY NOTE: 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; and

WHEREAS, per the EAF, the site is served by public drinking water and the proposed building will require a new connection; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the EAF, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed building will require a new connection; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, 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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734067, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: The applicant and/or municipality is advised 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; and

WHEREAS, ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate Factory Avenue access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality must ensure no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Gary Angeloro for the property located at 500-502 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway; and
- WHEREAS, the applicant is requesting area variances for a reduced front yard setback and lot size related to a proposed two-lot subdivision of a 1.96-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-25-22) for this proposed subdivision; and
- WHEREAS, the site is located amongst the small plazas and commercial uses along Old Liverpool Road; residential uses are located across Old Liverpool Road and to the rear of the site; and
- WHEREAS, the site contains a small commercial plaza with a multi-tenant commercial building along the rear parcel boundary, fronted by an asphalt parking lot with a fueling station and convenience store located along the Old Liverpool Road frontage; the site has frontage and access to Old Liverpool Road (County Route 137) and Beechwood Avenue and Kellars Lane, both local roads; the site has three access points to Beechwood Avenue and expansive access to both Old Liverpool Road and Kellars Lane;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements; and
- WHEREAS, the applicant is seeking a subdivision to divide the parcel comprising the site into two new lots; proposed Lot 100 will be 1.60 acres (69,598 sf) and will contain the multi-tenant commercial building, most of the parking lot, one driveway to Beechwood Avenue and all of the site's frontage on Kellars Lane; proposed Lot 101 will be 0.37 acres (15,946 sf) and will contain the fueling station, convenience store, the site's access to Old Liverpool Road, and two access points to Beechwood Avenue; and
- WHEREAS, the applicant is requesting three area variances to allow the proposed subdivision: to allow proposed Lot 101 to be 15,946 sf when 40,000 sf is the minimum lot area required by Town Code, to allow Lot 101 have a 142' lot width when 200' is required, and allow the existing convenience store to be set back 57.1' when a 75' front yard setback is required by Town Code; no changes to the site are currently proposed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers, is located in the Metropolitan Wastewater Treatment Plant service area, and no changes to the current infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the following natural communities: Inland salt pond (per EAF Mapper); and

WHEREAS, the site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana bat or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); no changes to the site are currently proposed; and

WHEREAS, 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); and

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

For any future development, the Board encourages more landscaping, more pervious surfaces, and reducing the number of driveway entries.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse Zoning Administrator for the property located 200, 204 (aka 202) and 208 (aka 204) Salisbury Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is proposing a zone change on three parcels from Open Space (OS) to Single-Unit Residential (R1) zoning district; and
- WHEREAS, the site contains three small vacant parcels located in the City of Syracuse, but surrounded by land with the Village of Solvay to the north and west and the Town Geddes to the east and south; the parcels are associated with the City-owned land containing the Westcott Reservoir; the subject parcels are approximately 0.06 acres along the north side of Salisbury Road, containing front yard areas for adjacent single-family homes; and
- WHEREAS, per the referral, the three parcels totaling 0.06 acres are currently in an Open Space zoning district and the City wishes to change the zoning to the R1 Single-Unit Residential District; per the referral materials, the zone change request was the result of “a review and recommendation by the City Planning Department and Zoning Administration”; justification for the zone change includes the parcels are owned by the property owners of adjacent residential, an R1 zoning designation would be consistent with neighboring parcels within the Town of Geddes, and R1 “would accommodate future residential use, including potential additions or driveways”; and
- WHEREAS, 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; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

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J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of East Syracuse Planning Board at the request of Imperial 300, LLC (Rick Damico) for the property located at 600 West Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Manlius Street (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing commercial property and establish a microbrewery on a 1.24-acre parcel in a Main Street zoning district; and
- WHEREAS, the Board previously recommended Modification of a special permit referral (Z-25-67) for this brewery, advising the applicant to contact the NYS Department of Transportation to coordinate access and any right-of-way plans, to contact the Onondaga County Department of Water Environment Protection regarding any requirements for restaurant use of the site, and to submit a complete parking scheme for the full buildout of the site including sidewalks, stormwater mitigation, and delineated access; the Board also provided comments encouraging the Village to require reduction of pavement and impermeable surfaces on site to improve drainage, encouraging establishment of sidewalks along all road frontages, and encouraging the Village and applicant to improve site design at this unique location; and
- WHEREAS, the site is located in the Village of East Syracuse between residential neighborhoods to the north and commercial backed by railroad tracks to the south; nearby businesses include One Source Custom Carpentry & Millwork, IC Technologies, an Auto Service Center, a diner, and Xpress Mart; and
- WHEREAS, the site is a triangular parcel surrounded by roads on all three sides: West Manlius Street (NYS Route 290), Highland Avenue, and West Yates Street; a 19,800 sf building located in the northeast corner with an asphalt parking lot covering the rest of the parcel; per aerial imagery from May 2024, asphalt extends to the granite curbing bordering the roads with three curb cuts along West Manlius Street, minimal curbing along West Yates Street and Highland Avenue, and unrestricted access to park between Highland Avenue and a retaining wall along the western boundary of the site; concrete curbing exists on two corners, one of which contains a memorial area; the remainder of the site has no sidewalks except some areas of asphalt with painted yellow lines indicating where a sidewalk might be; and
- WHEREAS, the applicant is proposing renovations to an existing building and parking lot to establish a brewery space on the ground floor of the building; per the referral, exterior changes to site include installation of a concrete patio, milling and repaving the parking lot, and adding dry wells; per the Layout Plan dated

6/2/25, the site as it currently exists will largely remain unchanged; the proposed concrete patio will be located adjacent to the building, separated from the Highland Avenue frontage by an existing retaining wall; the parking lot will be restriped to have 58 parking spots, 19 of which are shown within the NYS-owned West Manlius Street right-of-way, replacing the portion of asphalt painted to indicate a pedestrian walkway; per the Layout Plan, 10 parking spaces (not included in the parking total of 58) are located partially on the property, partially in the Highland Avenue right-of-way and will result in cars backing into the Village right-of-way; per the Layout Plan, the applicant proposes keeping all three curb cuts to West Manlius Street;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Manlius Street must meet Department requirements;

ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/2/25, 0.7 acres of the site will be disturbed by the proposed project; per Village Planning Board Meeting Minutes from 6/9/25, "when it rains, the water rushed down Highland Ave and pushes against the low retaining wall and jumps over the southwest corner and empties into the private property"; two drywells will be installed in an existing low area where stormwater collects and building up the southwest end of the retaining wall will mitigate this stormwater flow and pooling; per the Meeting Minutes, "a bit of green space between the patio and the current retaining wall" is proposed to reduce impervious surface; that green space is not depicted on the Layout Plan and dimensions of the green space are unknown; additional landscape strips or pervious spaces are not depicted on the Layout Plan

ADVISORY NOTE: 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;

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

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, but a brewery may result in an increase in demand;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to the existing infrastructure are proposed, but a brewery may result in an increase in use;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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://www.ongov.net/wep/CapacityAssuranceReviews.html>;
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per the Layout Plan, painted lines along West Manlius Street indicating a pedestrian walkway are being replaced by parking and no sidewalks will be installed along Highland Avenue; per aerial imagery, asphalt extends to the curbs along West Yates Street, but no concrete sidewalks or improvements to this area are depicted in the Layout Plan; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Manlius Street and Kinne Street have public transit service and bus stops are located two blocks from the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is required to coordinate West Manlius Street access plans with the New York State Department of Transportation (NYSDOT). The applicant must coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Per NYSDOT, the applicant must modify the proposed site plan to remove parking of vehicles within the New York State right-of-way, and to avoid blocking of sidewalks with parking.

The Board offers the following comments:

1. The Village and applicant, and other building stakeholders as appropriate, may want to consider an optimal parking plan to serve the full buildout of the site. This plan could include the total number of spaces needed to serve the building, optimal layout of spaces to ensure adequate circulation and the identification of off-site or on-street parking opportunities if additional spaces are needed to satisfy parking requirements. Alternative transportation options such as public transit or pedestrian-ways should also be explored that include sidewalks and transit stop infrastructure. As the site undergoes a beneficial transformation for the Village a vision and plan for the macro parking needs at this site along with transit and walkable options and associated landscaping is germane and timely. The Village is encouraged to reach out to the NYSDOT and the Syracuse Metropolitan Transportation Council for assistance in planning for this high profile Village location. These entities may be able to assist in development of plans and applying for grant funding to offset costs for desired improvements.
2. Given the drainage concern on site and expansive impermeable surfaces, the applicant is encouraged to reduce impermeable surfaces and install green spaces, and wherever possible to reduce stormwater and protect stormwater quality.
3. The Board encourages the Village to ensure the dumpster or dumpster enclosure is detailed on the site plan and in an appropriate location.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Joseph Sindoni for the property located at 1850 Lemoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lemoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- WHEREAS, the applicant is proposing to convert an existing warehouse into an indoor sports facility on a 2-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-191) to allow this proposed indoor sports facility; and
- WHEREAS, the site is located in an area characterized by a mix of commercial and industrial uses adjacent to residential uses; the site abuts CSX railroad tracks to the north, adjacent commercial include a law office, a dumpster rental business, a family support agency, an electrical and HVAC business, and a steel drum manufacturer; Assumption Cemetery abuts the site to the rear; and
- WHEREAS, per the Site Plan 1850 Lemoyne Avenue dated 9/5/24, the site contains a 12,675 sf 1-story warehouse along the southern site boundary and a 3,496 sf 1-story warehouse along the Lemoyne Avenue frontage; the remainder of the site is covered by asphalt, broken asphalt, and gravel; the site and adjacent properties to the south have access to Lemoyne Avenue via the Lemoyne Service Road, but no direct access to Lemoyne Avenue; and
- WHEREAS, per the referral materials, the applicant proposes to convert the existing warehouse into an indoor sports facility; per the Site Plan, proposed parking will be located along the front of the warehouse, along the northern site boundary and in the middle of the broken asphalt area; it is not clear from the referral materials if any other changes to the site are proposed; per the Site Plan, a 1-story metal open storage structure occurs in the northeast corner of the site and it is unclear if this structure will remain; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/29/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed site conversion; and
- WHEREAS, per the referral materials, the site is served by public drinking water and wastewater service and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734067, 734063, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, 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); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Factory Avenue has public transit service and bus stops are located within 0.25 miles of the site;

ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Zoning Board of Appeals at the request of Joseph Sindoni for the property located at 1850 Lemoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Lemoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- WHEREAS, the applicant is requesting a special permit to convert an existing warehouse into an indoor sports facility on a 2-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-190) to convert the site to this proposed indoor sports facility; and
- WHEREAS, the site is located in an area characterized by a mix of commercial and industrial uses adjacent to residential uses; the site abuts CSX railroad tracks to the north, adjacent commercial include a law office, a dumpster rental business, a family support agency, an electrical and HVAC business, and a steel drum manufacturer; Assumption Cemetery abuts the site to the rear; and
- WHEREAS, per the Site Plan 1850 Lemoyne Avenue dated 9/5/24, the site contains a 12,675 sf 1-story warehouse along the southern site boundary and a 3,496 sf 1-story warehouse along the Lemoyne Avenue frontage; the remainder of the site is covered by asphalt, broken asphalt, and gravel; the site and adjacent properties to the south have access to Lemoyne Avenue via the Lemoyne Service Road, but no direct access to Lemoyne Avenue; and
- WHEREAS, per the referral materials, the applicant proposes to convert the existing warehouse into an indoor sports facility; per the Site Plan, proposed parking will be located along the front of the warehouse, along the northern site boundary and in the middle of the broken asphalt area; it is not clear from the referral materials if any other changes to the site are proposed; per the Site Plan, a 1-story metal open storage structure occurs in the northeast corner of the site and it is unclear if this structure will remain; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/29/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed site conversion; and
- WHEREAS, per the referral materials, the site is served by public drinking water and wastewater service and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

Department 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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734067, 734063, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, 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); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Factory Avenue has public transit service and bus stops are located within 0.25 miles of the site;

ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing various updates to the Town of Lysander Zoning Codes; and
- WHEREAS, the Town of Lysander is proposing amendments to the Lysander Town Code § 320-74, which states the purpose and Intent of the Town's Incentive Zoning regulations; the Town is proposing replacing the existing language with the following purpose statement; "the Town Board has determined that it is appropriate to make the provision of the IZ Overlay in areas where residential development is most desirable in order to protect and preserve farmland, open space and viewsheds in, primarily, other areas of the Town by making adjustments to permissible density and area requirements for the specific purposes of promoting the extension of roadways, sewers and other such amenities at a minimum cost to the residents and taxpayers. It is the intent of this Article to empower the Town Board to grant incentives or bonuses to advance the Mission, Vision and policies articulated in the Town of Lysander's Comprehensive Plan to achieve the following objectives"; additionally, the text amendment maintains the existing objectives of the Town's incentive zoning regulation and adds the following objective: "The improvement of water quality of the river system through the extension of sewers to non-sewered areas;"; and
- WHEREAS, within Town Code § 320-79, which establishes the incentives that may be granted by the Town Board, the Town is proposing the addition of the following statement regarding the suitability of sites for incentives; "the suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to existing surrounding and future development"; and
- WHEREAS, the Town is proposing to amend § 320-86.2 regarding Solar Energy Systems to replace existing language with language that clearly establishes specific controls on the establishment of commercial solar farms; solar farms and solar power plants shall be permitted in Agricultural Districts, must only be located on lots of forty (40) acres or larger, and with a maximum lot coverage of 50%; to preserve the agricultural value of lands, commercial solar development shall be limited to 30% lot coverage on prime agricultural soils; and
- WHEREAS, a minimum setback of 200' is required for proposed commercial solar projects whose property lines abut residential properties or County/Town roads; the Town Board may expand this requirement at its discretion, and installation of

an all-season vegetative screening between 5-7' is required; and

WHEREAS, applicants must provide an approved Maintenance Plan for the ongoing upkeep of the solar installation, fencing and screening, and replacement of any plantings that have died or become compromised; the amended language prohibits commercial solar development on forested land and requires that any tree removal be limited to the greatest extent possible; all commercial solar utility interconnect equipment must be installed underground or in ground mounted cabinets with vegetative screening; and

WHEREAS, the proposed amendments also establish a Solar Development Fee of \$500 per acre for the siting of commercial solar farms, intended as a recovery "Fee in Lieu of Land for Public Use" if the parcel was developed for residential use; and

WHEREAS, the Town of Lysander is proposing amendments to the Lysander Town Code § 270.11 regarding Major Subdivisions and Incentive Zoning § 320.80.B.4.b relating to incentive zoning, adding language requiring that life cycle analysis for any proposed new Town roads in major subdivisions be provided, using current highway tax rates, maintenance costs and practices established by the Town Engineer and Highway Superintendent; and

WHEREAS, Town Code § 270-27 regarding the Construction of streets and utilities, is to require that streetlights for all public streets be installed as shown on the subdivision plans approved by the Planning Board and establishes minimum requirements for streetlight installation; and

WHEREAS, subdivision regulations will also require that applicants either "construct all sanitary sewers, waterlines, drainage facilities and streets and turn them over to the Town at no cost or expense for operation and maintenance, or may request the Town to install the improvements and make a cash payment to the Town prior to construction in an amount to be determined by the Town Board;" and

WHEREAS, the Town is proposing an amendment to § A337-27 relating to residential driveways, establishing a requirement that all permits include a sketch plan clearly locating and dimensioning proposed driveways; and

WHEREAS, 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; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. In seeking to protect and reinforce the agricultural viability of lands and agricultural community, while also welcoming well-considered clean energy infrastructure, the Board recommends consideration of zoning provisions for agrivoltaics within commercial solar developments.

Pro-agrivoltaic design elements include reducing fragmentation of agricultural plots, flexible heights, setbacks and spacing to allow farm machinery to move freely within and around the project, burying electrical connections, placing

fencing and screening along lot lines rather than on the project perimeter, and use of rotating panels to increase sunlight and access for plantings and grazing animals.

The Town may also consider working with a NYSEERDA Clean Energy Advisor that aids municipalities with planning for clean energy projects including electrical infrastructure mapping and exploring opportunities to responsibly colocate clean energy and agriculture (agrivoltaics). The proposed lot sizes and setback requirements may prove difficult to accomplish on most parcels. Analysis will assist in identifying parcels in which these restrictions could or could not be met.

2. To improve clarity, the Board encourages the Town to consider relocating the following proposed language to the Incentive Zoning Purpose and Intent section of the code, rather than within the Incentives or Bonuses section: “the suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to existing surrounding and future development.”

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of JessiCakes for the property located at 7246 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway, and Jones Road (Route 28), a county highway; and
- WHEREAS, the applicant is proposing to establish a food service business in a vacant commercial office space, requiring an occupancy change from Class B to Class A-2, and increase the parking area to include an adjacent parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-194) to allow an increase in signage size for the bakery business; and
- WHEREAS, the site is a small commercial property located along State Fair Boulevard, south of Seneca Knolls Plaza in an area characterized by a mix of commercial and residential uses; the site abuts a residential neighborhood to the rear; and
- WHEREAS, the site contains an approximately 2,400 sf, one-story building located along the northern parcel boundary, surrounded by an asphalt parking lot in front and on the side; per aerial imagery from May 2024, the asphalt lot has nearly unrestricted access to State Fair Boulevard, NYS Route 48; per the Site Plan dated 5/28/25, an ADA space is located in front of the building which may require reversing into the NYS right-of-way; per the Site Plan, parking along the side of the building is partially located on the adjacent parcel to the south; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and
- WHEREAS, the applicant is proposing to move a bakery (JessiCakes) into the existing building which requires a change of occupancy; per the Environmental Assessment Form (EAF) dated 6/12/25, the Town has requested parking currently located on the site boundary be removed to rear of the subject parcel and an updated Site Plan reflecting that change is anticipated; per the EAF, exterior changes to the site include restriping the parking lot, moving parking to the rear of the site, and adding signage; and
- WHEREAS, the applicant is requesting an area variance to allow signage to be 96 sf when 23 sf is the maximum allowed; per the Site Plan, the sign pole will be located along the State Fair Boulevard frontage, in the NYS right-of-way; per the referral materials, the applicant is proposing a 5'x2' pole-mounted sign, two signs for the front of the building (4'x2' and 2'x3'), a 4'x8' sign for the southern side of the building, and a 4'x16' sign on the northern side of the building; ADVISORY NOTE: Per the NYS Department of Transportation, signage is not

permitted in the state right-of-way; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/12/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed site changes; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; the proposed use may result in an increase in demand;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed; the proposed bakery may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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>;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

WHEREAS, 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); and

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

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a

condition of, municipal approval.

2. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board discourages an overabundance of signage. The Board encourages the Town to ensure signage is scaled appropriately for the building, to the desired corridor environment, and will be compatible with neighboring uses.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of JessiCakes for the property located at 7246 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway, and Jones Road (Route 28), a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow an increase in signage size from the maximum allowable 28 sf to 96 sf for a food service business in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-193) for the change in use to allow this proposed bakery business; and
- WHEREAS, the site is a small commercial property located along State Fair Boulevard, south of Seneca Knolls Plaza in an area characterized by a mix of commercial and residential uses; the site abuts a residential neighborhood to the rear; and
- WHEREAS, the site contains an approximately 2,400 sf, one-story building located along the northern parcel boundary, surrounded by an asphalt parking lot in front and on the side; per aerial imagery from May 2024, the asphalt lot has nearly unrestricted access to State Fair Boulevard, NYS Route 48; per the Site Plan dated 5/28/25, an ADA space is located in front of the building which may require reversing into the NYS right-of-way; per the Site Plan, parking along the side of the building is partially located on the adjacent parcel to the south; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and
- WHEREAS, the applicant is proposing to move a bakery (JessiCakes) into the existing building which requires a change of occupancy; per the Environmental Assessment Form (EAF) dated 6/12/25, the Town has requested parking currently located on the site boundary be removed to rear of the site and an updated Site Plan reflecting that change is anticipated; per the EAF, exterior changes to the site include restriping the parking lot, moving parking to the rear of the site, and adding signage; and
- WHEREAS, the applicant is requesting an area variance to allow signage to be 96 sf when 23 sf max; per the Site Plan, the sign pole will be located along the State Fair Boulevard frontage, in the NYS right-of-way; per the referral materials, the applicant is proposing a 5'x2' pole-mounted sign, two signs for the front of the building (4'x2' and 2'x3'), a 4'x8' sign for the southern side of the building, and a 4'x16' sign on the northern side of the building;
ADVISORY NOTE: Per the NYS Department of Transportation, signage is not

permitted in the state right-of-way; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/12/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed site changes; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; the proposed use may result in an increase in demand;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed; the proposed bakery may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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>;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

WHEREAS, 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); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed area variance, but offers the following requirements and comments regarding the proposed use of the site:

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Board discourages an overabundance of signage. The Board encourages the Town to ensure signage is scaled appropriately for the building, to the desired corridor environment, and will be compatible with neighboring uses.
4. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of City of Syracuse, Commissioner of Assessment for the property located Right of Way between 600 and 700 East Brighton Avenue (East Glen Avenue); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant proposes to abandon the segment of East Glen Avenue located east of Interstate Route 81 and west of East Brighton Avenue to be consolidated into a new tax parcel; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-25-196) to apply a Light Industry (LI) zoning designation to this segment of East Glen Avenue; and
- WHEREAS, the site is a section of East Glen Avenue, a local road, currently connecting East Brighton Avenue with the Valley neighborhood of the City of Syracuse; to the south are the on/off ramps connecting Interstates 81 and 481; a multi-building complex to the north and vacant parcel to the south are both owned by Jaquith Industries; this street segment is bordered by Interstate 81 to the west and East Brighton Avenue to the east; and
- WHEREAS, per the referral notice, the City proposes to abandon this segment of East Glen Avenue and sell the land to Jaquith Industries Inc; numerous changes to roadways are occurring in this area as part of the Interstate 81 project, diverting through traffic on to Interstate 481 (to be new Interstate 81); no physical changes to this site are proposed; and
- WHEREAS, the City proposes to apply a Light Industry (LI) zoning designation to the newly created parcel prior to selling the land; per the City Zoning Map dated 3/27/23, adjacent parcels to the north and south of the site are already zoned LI in addition to parcels across East Brighton Avenue, between Ainsley Drive and Interstate 481; per the City Zoning Code, the purpose of LI is to allow "a wide range of employment opportunities without potential conflicts from residential uses" with an emphasis on uses including "industrial, commercial, office, retail, and entertainment uses"; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are currently proposed; and
- WHEREAS, the site may contain the Northern long-eared bat and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat

species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

The applicant is required to contact the New York State Department of Transportation prior the East Glen Avenue street segment abandonment. Per the Department, the abandonment cannot take place until I-81 Project Contract 2 no longer requires the use of East Glen Avenue. Further, all necessary utility easements must be retained or created prior to abandonment. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Craig Dennis and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

DRAFT



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse, Commissioner of Assessment for the property located Right of Way between 600 and 700 East Brighton Avenue (East Glen Avenue); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant proposes to abandon the segment of East Glen Avenue located east of Interstate Route 81 and west of East Brighton Avenue to be consolidated into a new tax parcel and assigned to be zoned as Light Industry (LI); and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral (Z-25-195) to abandon the section of East Glen Avenue; and
- WHEREAS, the site is a section of East Glen Avenue, a local road, currently connecting East Brighton Avenue with the Valley neighborhood of the City of Syracuse; to the south are the on/off ramps connecting Interstates 81 and 481; a multi-building complex to the north and vacant parcel to the south are both owned by Jaquith Industries; this street segment is bordered by Interstate 81 to the west and East Brighton Avenue to the east; and
- WHEREAS, per the referral notice, the City proposes to abandon this segment of East Glen Avenue and sell the land to Jaquith Industries Inc; numerous changes to roadways are occurring in this area as part of the Interstate 81 project, diverting through traffic on to Interstate 481 (to be new Interstate 81); no physical changes to this site are proposed; and
- WHEREAS, the City proposes to apply a Light Industry (LI) zoning designation to the newly created parcel prior to selling the land; per the City Zoning Map dated 3/27/23, adjacent parcels to the north and south of the site are already zoned LI in addition to parcels across East Brighton Avenue, between Ainsley Drive and Interstate 481; per the City Zoning Code, the purpose of LI is to allow “a wide range of employment opportunities without potential conflicts from residential uses” with an emphasis on uses including “industrial, commercial, office, retail, and entertainment uses”; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are currently proposed; and
- WHEREAS, the site may contain the Northern long-eared bat and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

The Board has No Position regarding the proposed zone change, but offers the following requirement of the East Glen Avenue street segment abandonment:

The applicant is required to contact the New York State Department of Transportation prior the East Glen Avenue street segment abandonment. Per the Department, the abandonment cannot take place until I-81 Project Contract 2 no longer requires the use of East Glen Avenue. Further, all necessary utility easements must be retained or created prior to abandonment. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Craig Dennis and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Syracuse Regional Airport Authority for the property located at 101 Col. Eileen Collins Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway, and the municipal boundaries between the Towns of Salina, DeWitt, Cicero and Clay; and
- WHEREAS, the applicant is proposing to establish a Planned Unit Development (PUD) zoning district on 46 acres within the Syracuse Hancock Airport property, in a current Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board previously held No Position on a site plan referral (Z-16-161) to allow construction of a 42'x72' vacuum garage for an Enterprise Rent-A-Car facility located on site; in 2018, the Board offered No Position with Comment for a site plan referral (Z-18-37) to expand an existing parking lot for the Enterprise Rent-A-Car maintenance facility on the subject parcel, which was ultimately withdrawn; and
- WHEREAS, the site consists of portions of five parcels located at the Syracuse Hancock International Airport, which is located on Col. Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery shows the subject area is located in Salina and contains a portion of a former runway and a portion of Perimeter Road North; the subject area is located on the north side of Col. Eileen Collins Boulevard; and
- WHEREAS, the applicant is requesting establishment of, and a zone change to, the Syracuse Regional Airport Authority Col. Eileen Collins Blvd Planned Unit Development (PUD) district; per the PUD District Plan, the intent for the PUD "is to allow development for the provision of amenities to airport travelers, regional travelers and the local community and to provide for the development of hotels, offices, businesses and other uses that may and are generally compatible with each other and the existing uses of the area"; the goal is "to efficiently utilize existing space to facilitate the placement of mixed commercial uses in the immediate vicinity of existing transportation infrastructure and public transportation systems"; and
- WHEREAS, notable uses to be permitted within the PUD with site plan approval include municipal, state and federal airports, restaurants, hotels, event and conference centers, retail, offices, shopping centers, theaters, day-care centers, storage and freight terminals, wholesale distribution centers, accessory structures and uses incidental to a permitted use, and car wash and

automobile services; gas stations, parking, and utility service are allowed with a special use permit; and

WHEREAS, off-street parking requirements “shall be in general accordance with Salina Town Code”; signage, lighting, and vehicle circulation will be approved by the Syracuse Regional Airport Authority and by the Town pursuant to the site plan application; minimum lot size will be 0.5 acres, maximum height will be 4 stories, and 50% maximum lot coverage; and

WHEREAS, per Town Code, Planned Unit Development District Plan application requirements include a District Plan description, a PUD District plan map “identifying the location of permissible land uses, roads, sidewalks, drainage, landscaped areas, parking, utilities and total acreage of the proposed PUD District”, a Phasing Plan “including a schedule describing all phases for the completion of buildings, public and private facilities and site improvement for the full buildout of the development and shall clearly indicate all aspects of the phasing of the entire development”, real property rights including “a draft of all covenants, easements and rights-of-ways relating to the site development”; per the District Plan, the PUD area is 46 acres, with the initial phase to include less than 15 acres and full buildout to occur over several phases with a planned 30-year buildout; and

WHEREAS, a Preliminary Conceptual Design Context Plan (undated) was included with the referral materials depicting the existing Constellation Way extending west to Perimeter Road North, lined with trees and buildings including restaurants, two 3-star hotels, offices, a bank, pharmacy, gas station with convenience store, plus four buildings with commercial on the first floor and offices on the second floor; details regarding drainage and utilities are not included and details regarding landscaping, parking, sidewalks, street, and transit accommodations are not discernible from the level of detail depicted; the City and Airport Authority intend to retain ownership of the fee interest in all property; and

WHEREAS, the Environmental Assessment Form (EAF) dated 3/5/25 included with the referral materials is noted as complete and a Negative Declaration signed April 2025; the EAF only covers the zone change action and does not consider impacts of specific development activity; anticipated subsequent SEQR will be necessary for individual projects of full build of Project Plan; its presumed the Project Plan will be submitted upon selection of development entities secured through RFP Process anticipated upon PUD approval; and

WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the PUD District;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, new connections to the public sewers are proposed to serve the PUD District; the site is located in the Metropolitan Wastewater Treatment Plant service area; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in

advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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>; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Northern harrier or Upland sandpiper, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

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; and

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

The Board supports the creation of a well-planned district to offer convenient amenities and lodging for airport travelers and the community. The Town and applicant are encouraged to consider and coordinate the unique transportation needs of this development, which would benefit from transit/shuttle/pedestrian access between the PUD area and the airport, as well as to and from the offerings along the Route 11 and South Bay Road corridors. Coordination with CENTRO on service opportunities and accommodations is encouraged.

The Board offers the following requirement for future development:

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

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 155, Section 20.2 of the Town of Manlius Town Code to permit Planned Unit Development (PUD) zoning in Restricted Agricultural (R-A) zoning districts; and
- WHEREAS, the Board previously offered No Position with Comment on a local law referral (Z-23-88) to authorize Planned Unit Development (PUD) zoning districts within the Town of Manlius, encouraging the Town to remove minimum lot size requirements to increase flexibility and enable efficient site planning; and
- WHEREAS, per Town Code, PUD districts are allowed in R-5 (Residential), CA (Commercial District A), CB (Commercial District B), RM (Residential Multiple-Use), and Industrial zoning districts at the Town Board's discretion; and
- WHEREAS, the Town is proposing to add the R-A (Restricted Agricultural) zoning district to the list of zoning districts where PUD districts are permitted; and
- WHEREAS, 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; and

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

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Arun Goyal for the property located at 3705 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting a zone change on a 1.22-acre parcel from Highway Commercial (C-2) with a Motor Vehicle Service Facilities (OL-1) Overlay to Planned Commercial (C-3) to establish a hotel; and
- WHEREAS, the Board previously recommended Modification of site plan and special permit referrals (Z-08-41, Z-08-42) to establish a full service restaurant with bar and dance floor on site, advising the applicant to work with the NYS Department of Transportation (NYSDOT) regarding commercial driveway requirements, to provide a visual buffer between the site and adjacent residential, to obtain a cross-access agreement with adjacent parcels, and ensure the Town engineer approves a lighting plan; the Board also encouraged the Town to require a sidewalk along the road frontage; and
- WHEREAS, the site is located on Brewerton Road, US Route 11, in an area characterized by retail and restaurants along major routes, backed by residential neighborhoods; the site is located within one mile of the Syracuse Hancock Airport; and
- WHEREAS, per aerial imagery from May 2024, the site contains an approximately 6,780 sf building located in the middle of the parcel with asphalt parking lots to the front and rear; an asphalt driveway provides access to the rear parking lot and to Brewerton Road; the site has access to adjacent commercial properties via connected parking lots; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/12/25, the applicant is seeking a zone change to Planned Commercial District (C-3) to allow a 92-room hotel with 92 parking spaces; a Site Plan was not included with the zone change referral materials; and
- WHEREAS, per Town Code, the intent of the C-3 is "to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other"; uses permitted in C-3 include restaurants, hotels and motels, retail sales and service, offices, shopping center, theaters, and day-care centers; and
- WHEREAS, per the EAF, 1.15 acres of the site will be disturbed by the proposed project

and stormwater will be directed to “subsurface storm systems”; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: 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; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the hotel and has an anticipated demand of 12,090 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the EAF, a new connection to public sewers is proposed to serve the new hotel; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://ongov.net/wep/connections.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

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; and

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

The Board has No Position regarding the proposed zone change, but offers the following requirements and comments regarding the proposed development of the site:

1. The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Given the location of this site within a sidewalk priority zone as identified by SMTTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Brewerton Road frontage.
4. Given potential for hotel guests to utilize transit, the Board encourages the site plan to incorporate high quality bus stop facilities coordinated with CENTRO.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Hidden Level for the property located at 6757 Kinne Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Kinne Street and East Molloy Road (both Route 71), a county highway and Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to raise approximately 4,200 sf of a warehouse roof from 15' to 33' on a 0.9-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located at the southwest corner of the intersection of Old Collamer Road and Kinne Street in an area characterized by the commercial uses surrounding Hancock International Airport; and
- WHEREAS, the site is comprised of multiple parcels under the same ownership and contains an approximately 14,133 sf warehouse, with driveway to both Kinne Street (County Route 71) and Old Collamer Road; parking is located in a lot at the front of the building and along the driveway to Old Collamer Road, totaling 40 parking spaces;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kinne Street must meet Department requirements; and
- WHEREAS, the applicant, a drone-related business, is proposing to raise the roof on a 4,200 sf section of the existing building from 15' to 33'; per the Site Plan dated 5/22/25, the subject area is the western side of the building and façade for the new area will match the existing building; no other exterior changes are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/25, zero acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) may be required if there is an anticipated increase 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>; and

WHEREAS, 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; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site appearance and drainage by adding landscaping along the road frontage and around the parking lots.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-201

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Planning Board at the request of Circle T Enterprises, LLC (John Torrese) for the property located at 6709 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 481, a state highway, Fly Road (Route 251) and East Taft Road (Route 18 East of Fly Road and Route 19 west of Fly Road), both county highways, and the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing a zone change on a 26.4-acre parcel from Agricultural to Industrial (Ind) to allow the use of the property for a concrete batch plant; and
- WHEREAS, the site is a long, narrow parcel (approximately 2,900' by 450') extending north from East Taft Road, abutting Interstate 481 to the north; per aerial imagery from May 2024, the rear portion of the site is covered by trees with farmland and/or lawn extending south; the site appears to contain a house and outbuilding, each with a driveway to the East Taft Road frontage; the outbuilding appears to have a gravel outdoor storage area extending to the rear; and
- WHEREAS, the applicant is requesting a zone change from an Agricultural (AG) zoning district to Industrial (IND) to allow a concrete batch plant to be installed on site; per the Town Zoning Map from 3/2023, the parcel abutting the site to the east zoned General Commercial (GC) and the site and surrounding lands are in an AG district; and
- WHEREAS, per the Town Code, AG allows agricultural uses, one-family dwellings, and private garages by right; AG allows uses including tourist home, veterinary hospital, quarry, aircraft landing field, stable, and public utility structure with site plan approval;
- WHEREAS, per Town Code, IND is intended "to provide for those uses characterized by high volumes of truck traffic and/or which have a tendency to be noisy or otherwise a nuisance if proximate to residential uses"; site plan approval is required for all allowed uses in IND; allowed uses include manufacturing, warehousing and distribution facilities, trucking terminals, sales service and/or repair of heavy equipment or machinery, contractor's storage yard, automotive repair and/or garage facilities, public utility facilities, public storage, and "other industrial uses if the Planning Board finds that such proposed use meets the statement of intent and is of the same general character and intensity as those uses allowed"; and
- WHEREAS, per the Sketch Plan Bethka Property dated 5/15/25, the applicant is

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

proposing to construct a 19,000 sf concrete batch plant to be surrounded by a gravel area and gravel driveway to East Taft Road, a county highway; per the Sketch Plan, the driveway will enter East Taft Road opposite its intersection with Fly Road, in the same approximate location as the existing driveway to the outbuilding;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements; and

WHEREAS, per the Future Land Use map in the recently passed Town of Cicero Comprehensive Plan, the site and surrounding area are earmarked for industrial uses; and

WHEREAS, GIS mapping shows the western boundary and rear of the site may contain state wetlands; wetlands and the 100' buffer are shown on the Sketch Plan, but details regarding the wetland boundaries are not provided; GIS mapping shows a riverine federal wetland crosses the site and this wetland appears to be located outside of the proposed batch plant area;

ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

WHEREAS, per the referral notice, the site is served by public drinking water and no change to the existing infrastructure is proposed; it is not clear if the new building will require a new connection for the proposed use;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, there is no existing wastewater service to the site; no changes to existing infrastructure are proposed; it is not clear from the referral materials how water will be used on site and if wastewater infrastructure will be required; and

WHEREAS, the site may contain or be located near the following natural communities: Black Spruce-Tamarack Bog (620.0 acres) (per EAF Mapper); the site may contain the Eastern massasauga, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, 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); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 1 mile from the site;

ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible;

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; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed zone change, but offers the following comments regarding the proposed concrete batch plant:

1. The Town is advised to ensure that applicant has obtained all applicable New York State Department of Environmental Conservation permits and approvals regarding air quality, and show any required mitigation on the proposed site plan prior to municipal consideration of this proposal.
2. The Town is advised to ensure adherence of the proposed facility to current noise standards, with attention given to the relative proximity of existing residential neighborhoods and neighboring commercial uses in close proximity to the site. In its review, the Town should consider heavy vehicle truck noise on nearby roadways, frequency of trips and hours of operation.
3. While the Board acknowledges the Town's future land use intentions that the East Taft Road corridor transition to more industrial and compatible land uses, conditions on this particular parcel may require additional information for the industrial uses being proposed by the applicant. The parcel contains significant areas of wetlands and potential buffer areas that have the potential of limiting the developable area to approximately 20,000 square feet of unencumbered land. It also appears that the wetlands indicated on the Sketch Plan have not been verified by the NYSDEC or US Army Corps of Engineers, and as such, are subject to change. The Sketch Plan as submitted, seems to reflect encroachment of buildings, aggregate bins, gravel yard areas and driveways within protective wetland buffer areas along with an absence on the Sketch Plan of accommodations, as needed, for washing, wastewater facilities, and stormwater as applicable. The Town is encouraged to verify all wetland boundaries and have received a Sketch Plan which includes formal delineated boundaries and buffer areas, permitting requirements, and all information to assess the potential extent of encroachment into these areas prior to further action.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-202

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Canandaigua National Bank for the property located at 8065 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing construction of a 3,000 sf Canandaigua Bank with three drive-thru lanes on a 2.1-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-08-34) to construct a 10,800 sf multi-tenant retail facility, advising the applicant coordinate with the NYS Department of Transportation (NYSDOT) and to submit a traffic study for the full build-out to the Department; and
- WHEREAS, the site is an existing retail plaza with a Target store located at the rear of the property with a 400-space parking lot in front of the building; the parking lot is separated from Brewerton Road by smaller scale commercial parcels including a Verizon store and Aspen Dental; the whole plaza has road access from Brewerton Road via an ingress-only driveway at the northeast corner, a full-access, signalized entrance in the middle of the site's Brewerton Road frontage, and also cross-connections with adjacent commercial properties with their own access to Brewerton Road, NYS Route 11; and
- WHEREAS, per the Overall Site Plan dated 06/04/25, the applicant is proposing to construct a 3,000 sf commercial bank building with three drive-thru lanes located on the western side of the proposed building; the site will include 25 parking spaces including two accessible parking spaces and access to the existing Target parking lot; the site will feature grass and curbing around the proposed driveway with landscaping features including landscaping along Brewerton Road; the site plan shows an existing sidewalk along Brewerton Road and an existing sidewalk along the south boundary of the proposed bank building and parking lot; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located to the south of the site on Brewerton Road, located at Brewerton Road & Walmart Access Road, less than ¼ of a mile from the proposed site; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the bank; per the referral notice the bank is anticipated to require an increase to the existing service;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the bank and per the referral notice, is anticipated to require an increase to the existing service; the site is located in the Oak Orchard Treatment Plant and Davis Road Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the overall site plan dated 06/04/25, a 30'-wide water easement runs along the eastern boundary of the site underneath a portion of the proposed parking lot and landscaped areas, additionally a 20'-wide sanitary sewer easement runs along the southern portion of the eastern boundary of the property under the proposed landscaped area;

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; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/23/25 the proposed project will create stormwater discharge, per the applicant, stormwater will be conveyed by pipes, sheet flow and drainage structures into existing stormwater facilities.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of

privileges granted within the property's associated Easement. Any proposed related disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - abstain; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.

DRAFT



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-203

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of True Whey Creamery for the property located at 8077 US Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish a farm store and café in an existing 24' X 36' building on a 3.3-acre parcel in a Farm zoning district; and
- WHEREAS, the site is part of the larger Tre-G Farms, a large regional dairy and u-pick farm, located along NYS Route 20, characterized by predominantly agricultural lands; the store would be located in an existing vacant building near the main farmstead, on a separate 3.3-acre parcel from the farm operation; and
- WHEREAS, the subject parcel, as well as all adjacent parcels are enrolled in the NYS Agricultural Districts program; an agricultural data statement was not included with referral materials; and
- WHEREAS, per the referral materials, the proposed year-round facility will sell dairy products, meat and other locally-sourced agricultural products, and act as a center for special events such as tours and classes (but not weddings/large parties); a café would offer coffee, panini's, salads, and appetizers; a creamery, or dairy processing plant, would be added in a later phase, to create finished dairy products on site; and
- WHEREAS, referral materials did not include a detailed site plan, and correspondence from the Code Enforcement Officer notes the applicant has been asked to create a new parcel survey and establish the proper setbacks to existing barns located on a neighboring parcel also owned by the applicants; and
- WHEREAS, an email dated May 30, 2025 from the NYS Department of Transportation notes a requirement that the NYS Route 20 driveway must be paved within the right-of-way area to meet NYS standards;
ADVISORY NOTE: The proposed driveway onto Route 20 requires highway access and work permits from the NYS Department of Transportation; and
- WHEREAS, a letter from the applicant dated March 31, 2025 notes a 90' [artisan] well exists on site, near the Route 20 frontage, "and a water treatment system will be installed and approved by the Onondaga County Health Department for water that is potable"; and
- WHEREAS, per the applicant letter, a new septic system has been approved by the Onondaga County Health Department for phase 1 to include the café, and the dairy processing plant of phase 2 will require new approval of waste and septic plans, depending on the scale and type of wastewater and waste products

anticipated; a letter from the Health Department dated November 26, 2024 indicates septic plan approval for a 545 gallons per day service load; the system is shown at the rear of the building and northern portion of the 3-acre parcel; and

WHEREAS, GIS mapping and the EAF indicate the potential presence of federal wetlands at the northwest corner of the site, in the vicinity of an existing pond; and

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

The applicant must obtain appropriate approvals from the Onondaga County Health Department related to the provision of potable water utilizing the existing well, prior to or as a condition of, Town site plan approval.

The Board also offers the following comment:

The Town is advised to require a detailed site plan and any other survey or other materials necessary to ensure proper review of the action before the local board. All such materials should be obtained prior to referral to the Onondaga County Planning Board.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Custom Truck One Source for the property located at 6177 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and Thompson Road (Route 14), both county highways; and
- WHEREAS, the applicant is proposing to establish a commercial truck rental business at an existing 6.17-acre commercial facility in an Industrial zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-19-126) to redevelop the property for use by a school bus service provider, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access to South Bay Road and to provide traffic data and a Stormwater Pollution Prevention Plan (SWPPP) to the Department; the Board also advised the applicant to ensure documented permissions were in place from National Grid prior to approval of the site plan; the Board also provided comments expressing concerns regarding the increased traffic locally by buses and employees during peak hours, encouraging increased buffering of adjacent residential including improved landscaping and screening, and encouraging a full evaluation by the Town of any impacts of the proposed use including noise, air pollution, volume of vehicles, vehicle stacking in roadways, snow-storage, and stormwater runoff to nearby Mud Creek; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; aerial imagery from May 2024 shows the site has frontage on South Bay Road, a county road, and contains a vacant manufacturing facility; and
- WHEREAS, per aerial imagery and the Site Plan dated 6/9/25, the site contains an existing 31,393 sf building, that is surrounded on all sides by asphalt or gravel/dirt; there is an additional existing 6,231 sf building along the southern lot line; the Site Plan shows a 104-truck parking space area located in the rear of the site, in the center of the gravel lot and along property boundaries; the site abuts a residential neighborhood to the rear, separated by a wooded area along the rear property boundary; per aerial imagery, there are no sidewalks along South Bay Road in this area; the site has two 12'-wide driveways to South Bay Road and parking is depicted within the County right-of-way; ADVISORY NOTE: Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and

WHEREAS, per the referral, the applicant is proposing to utilize the site for a commercial truck rental business; per the Site Plan dated 6/9/25, minimal changes are proposed, limited to relocating a gate and fence from the front of the building to the northeast corner of the building, removing 574 sf of pavement, and removing an 884 sf landscape island; per a Letter from Dunn & Sgromo Engineers, PLLC to the Town dated 6/11/25, the proposed changes will “better accommodate truck circulation”; per the Letter, 30-60 trucks will be kept on site, with capacity for approximately 104 trucks along with 20 employees; the applicant expects 15 to 20 trucks to enter and leave the site per week; the Letter notes the truck rentals are long term (3-9 months), keeping truck traffic low; and

WHEREAS, per the Land Title Survey for Syracuse Casting Sales Corp. dated 1/20/12, a 150'-wide Niagara Mohawk Power Corporation easement crosses the northeast corner of the site; per the Survey, the existing buildings occur outside of the easement; per the Site Plan, the proposed gate and fence relocation and asphalt/gravel area changes appear to occur within the easement area; per the Land Survey, an additional 10'-wide Niagara Mohawk Power Corporation Easement crosses from the road frontage to a transformer area located in front of the main building; per the Site Plan, the proposed work occurs outside of this easement; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; the proposed use may result in an increase in demand;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed, but the change in use may result in an increase in wastewater flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase 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>; and

WHEREAS, GIS mapping shows a rear corner (northwest corner) of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include a wooded area; per GIS-mapping, Mud Mill Creek and its associated floodway, floodplain, and related federal and NYS wetlands are located to the north of the site;
ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional

determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the immediate area does not have public transit service; and

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

1. The applicant is required to coordinate South Bay Road access plans with the Onondaga County Department of Transportation. Additionally, the applicant must remove all parking from the County right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Town must ensure the applicant has documented permissions in place from National Grid prior to approval of this site plan application.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of LaFayette Hills Estates for the property located 455 LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of LaFayette Road (Route 52), a county highway in the Town of Onondaga, a SUNY College of Environmental Science and Technology Field Experiment Station, a public institution, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing Master Site Plan review for Phase 1 of a mixed-residential development project totaling up to 263 total housing units (LaFayette Hills Estates) on an 84.24-acre parcel in a Single-Unit Residential (R-1) zoning district; and
- WHEREAS, the site, a portion of the former 160-acre LaFayette Hills Country Club and Golf Course, is located along LaFayette Road, a City street in the City of Syracuse, adjacent to the border with the Town of Onondaga; surrounding land uses are roadside residential, the Nob Hill apartment complex, and vacant land; and
- WHEREAS, the subject parcel contains 1,072 feet of frontage on LaFayette Road, with sloping topography, of approximately 100 feet from front to back; the parcel contains the former golf course lands; the former clubhouse and accessory buildings are largely contained on an adjacent 80+ acre Town of Onondaga parcel to the south; and
- WHEREAS, per the referral materials, the project is described to include resubdivision of an 84-acre parcel into approximately 263 residential lots to be constructed in two phases (113 detached single-family homes in Phase 1 and 150 attached units in Phase 2), a clubhouse, and sports fields for residents; and
- WHEREAS, the LaFayette Hills Housing Master Plan dated 4/10/2024 shows 263 housing units in two phases covering the site; the smallest lots start at 3,000 sf; Phase 1 would generally cover the southern half of the parcel and Phase 2 covers the north; earlier referral materials note Phase 1 as 103 detached single-family units, and Phase 2 to contain 160 attached single-family units, while the master plan depicts a mix of unit types in both Phase 1 and 2; the Master Plan shows a clubhouse, sport courts, a pool, and playground to occur within the Phase 1 area; and
- WHEREAS, per the Master Plan, seven new public streets, designed in a rectilinear layout, will serve the project; two streets will connect with LaFayette Road, a city-owned road in this location; the southernmost street would presumably also service future buildout of adjacent Town of Onondaga lands; no connection to the east, adjacent to an existing subdivision are shown, or to the north (Nob

Hill Apartments); tree lawns, sidewalks and shared use paths will be incorporated along public streets and trails will be incorporated throughout the site; a Traffic Impact Study was performed in 2023, to examine a full build scenario of 279 single-family homes in the City of Syracuse and 36 single-family homes in the Town of Onondaga, and included in the EAF materials; and

WHEREAS, the EAF notes that approximately 35 acres of the 80+ acre site will become impervious surfaces from the project; onsite stormwater facilities, including four wet ponds will be added; 40% of the site contains slopes between 10-15%; depth to bedrock is noted to average three feet;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; ADVISORY NOTE: 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; and

WHEREAS, per an Existing Conditions Site Plan dated January 11, 2024, the LaFayette Road right-of-way and the southern parcel boundary each contain a 8-10" diameter City of Syracuse water main, an 8" natural gas main, and overhead powerlines; a City of Syracuse Water System Monitoring Station is shown at the rear corner of the site; along the rear (eastern) parcel boundary, a 24" OCWA transmission line and easement is shown, as well as overhead power lines and related easement "Byrne to Niagara Mohawk Power Corp."; a 30' right of way is also shown leading from LaFayette Rd approximately 1000 feet toward the rear of the property; sanitary sewer infrastructure is shown to service the Nob Hill complex to the north, but does not currently extend within the project site; and

WHEREAS, per the EAF, the project is anticipated to generate approximately 99,220 gallons per day of water usage, to be provided by the City of Syracuse (master plan cites OCWA connection); the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area designated as flow constrained and impacted by excessive wet weather flow and/or in an area tributary to active combined sewer overflows; per the EAF, an extension of sanitary sewer infrastructure is necessary to serve the project; per a letter dated 3/12/24 from the Onondaga County Department of Water Environment Protection, the applicant has received capacity assurance for up to 21,450 gpd (Phase 1 equivalent); any additional buildout will require new approvals from the Department; WEP also notes in its letter "It is WEP's understanding that this project only includes Phase 1 of development and will only occur on the portion of the site located within the City of Syracuse. The portion of the site within the Town of Onondaga is currently located outside of the Consolidated Sewer District (CSD) boundary. Be advised, public sewer service cannot be provided to the portion of the site located outside of the CSD without extension of the CSD boundary. As such, this approval is granted only for Phase 1, located in the City of Syracuse."; in order to reach the County trunk sewer infrastructure, the applicant will also require permission from the Town of Onondaga to utilize Town force main sewers along East Seneca Turnpike to convey sewerage to the County system; the current status of these permissions, for either Phase 1 or full buildout, is unclear; and

WHEREAS, ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment

Protection and Department of Health; and

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase 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>; and

WHEREAS, the EAF and Environmental Resource Mapper indicate the potential presence of the Indiana bat and Northern Long-eared bat, which are endangered or threatened species, and the project will involve clearing of trees;

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; and

WHEREAS, per the EAF, the site is located near the SUNY ESF LaFayette Road Experimentation Station, noted as eligible for inclusion on, the State or National Register of Historic Places; a memo from NYS OPRHP dated 11/16/2023 indicates the project is in an archeologically sensitive area, and a Phase 1A assessment is advised; and

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 1/3 and 6/10 miles from the site;

ADVISORY NOTE: Per CENTRO, Should the City or developer want to discuss a closer transit stop location, the developer should reach out to Centro early in the process to discuss feasibility; and

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; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Planning Board commends the applicant and City staff on the creation of this unique large-scale single-family housing project within the City of Syracuse. These new workforce-oriented housing units will provide a new opportunity for urban living in a well-designed environment.

2. The Board encourages continued attention and coordination regarding abovementioned infrastructure coordination and permitting needs, for

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E-mail Address: countyplanning@ongov.net

consideration in future phases of site design and project approvals. Of particular note:

- a) The applicant and City must continue to coordinate with the Onondaga County Department of Water Environment Protection and the Town of Onondaga regarding conveyance capacity and approvals for full buildout, including any anticipated potential development to occur within the Town of Onondaga lands to the south.
 - b) The applicant must coordinate with the Onondaga County Department of Transportation regarding road access and permitting requirements for the southernmost driveway, traffic data, and submission of Stormwater management plans for Department review.
3. The City and applicant should work together to establish a clear legal mechanism for permanent ownership, funding and access and maintenance of all common area features on site, including the clubhouse, recreational facilities, open spaces, stormwater management areas, and any other private infrastructure to be established on site.

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-206

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of 19 North Street, LLC for the property located at 19 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Street (Route 174), a state highway, and Main Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4-unit apartment building on a 1.52-acre parcel in a Village Center zoning district as Phase I of a larger concept plan; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-207) to allow this proposed apartment building; and
- WHEREAS, the site is located along North Street near the center of the Village of Marcellus; mixed commercial and residential uses are adjacent to the south with residential uses abutting to the north and west (rear) along Reed and First Streets; and
- WHEREAS, the site contains an existing approximately 9,800 sf commercial building located along the North Street frontage with a parking lot wrapping the front, side, and rear of the building; road access comes from North Street, NYS Route 174; two existing outbuildings are located along the southern parcel boundary, to the rear of the existing building; per aerial imagery from May 2024, the rear of the site is currently lawn; sidewalks exist along the North Street frontage; and
- WHEREAS, per the Site Plan dated 6/10/25, the applicant is proposing construction of two four-dwelling unit 1,760 sf buildings to be constructed in two separate Phases to the rear of the existing building; per the Site Plan, Phase One consists of construction of an apartment building with a 10-space parking area in the northwest corner of the site; Phase Two consists of construction of the second building with a 9-space parking area in the southwest portion of the site; per an email from the Village dated 6/20/25, only Phase One is being considered by the Village at this time; per the Site Plan, the buildings will be located approximately 20' from the rear parcel boundary; and
- WHEREAS, per the Site Plan, a 20'-wide Village-owned Drainage & Sewer Easement bisects the rear of the site; some asphalt and parking are shown within the easement, existing and proposed buildings occur outside of the easement, but the proposed development would require access crossing this easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/25, 0.1 acres of the site will be disturbed by the proposed project; the EAF notes "there is currently a storm water catch basin on the property";

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

WHEREAS, per the referral notice, additional connections to public drinking water are proposed to serve the new buildings;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, additional connections to public sewers are proposed to serve the new buildings; the site is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), North Street has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The Village must ensure access agreements are in place for parking and driveway over easements and permanent access to the rear of the site.

The Board offers the following comment:

The Village is encouraged to require screening and landscaping to buffer the site from adjacent residential properties.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Marcellus Planning Board at the request of 19 North Street, LLC for the property located at 19 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Street (Route 174), a state highway, and Main Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4-unit apartment building on a 1.52-acre parcel in a Village Center zoning district as Phase I of a larger concept plan; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-206) to construct this proposed apartment building; and
- WHEREAS, the site is located along North Street near the center of the Village of Marcellus; mixed commercial and residential uses are adjacent to the south with residential uses abutting to the north and west (rear) along Reed and First Streets; and
- WHEREAS, the site contains an existing approximately 9,800 sf commercial building located along the North Street frontage with a parking lot wrapping the front, side, and rear of the building; road access comes from North Street, NYS Route 174; two existing outbuildings are located along the southern parcel boundary, to the rear of the existing building; per aerial imagery from May 2024, the rear of the site is currently lawn; sidewalks exist along the North Street frontage; and
- WHEREAS, per the Site Plan dated 6/10/25, the applicant is proposing construction of two four-dwelling unit 1,760 sf buildings to be constructed in two separate Phases to the rear of the existing building; per the Site Plan, Phase One consists of construction of an apartment building with a 10-space parking area in the northwest corner of the site; Phase Two consists of construction of the second building with a 9-space parking area in the southwest portion of the site; per an email from the Village dated 6/20/25, only Phase One is being considered by the Village at this time; per the Site Plan, the buildings will be located approximately 20' from the rear parcel boundary; and
- WHEREAS, per the Site Plan, a 20'-wide Village-owned Drainage & Sewer Easement bisects the rear of the site; some asphalt and parking are shown within the easement, existing and proposed buildings occur outside of the easement, but the proposed development would require access crossing this easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/25, 0.1 acres of the site will be disturbed by the proposed project; the EAF notes "there is currently a storm water catch basin on the property";

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

WHEREAS, per the referral notice, additional connections to public drinking water are proposed to serve the new buildings;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, additional connections to public sewers are proposed to serve the new buildings; the site is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), North Street has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

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

The Village must ensure access agreements are in place for parking and driveway over easements and permanent access to the rear of the site.

The Board offers the following comment:

The Village is encouraged to require screening and landscaping to buffer the site from adjacent residential properties.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of 173 Enterprises, LLC for the property located 5865 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing construction of 4 market-rate apartment buildings (94 units) on 13.94 acres in a Professional and Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-209) to allow this proposed complex; and
- WHEREAS, the site is located along the north side of East Seneca Turnpike, east of its connection with East Brighton Avenue; a church property abuts the site to the west; woodlands and active farmland are adjacent to the rear and east; a mix of residential and commercial uses line the south side of East Seneca Turnpike with residential neighborhoods extending south; and
- WHEREAS, the site consists of two parcels with East Seneca Turnpike frontage; one 3.92-acre parcel contains a house with driveway to East Seneca Turnpike, the other 9-acre parcel contains a barn, and is predominately wooded with brushlands closer to the site's frontage; and
- WHEREAS, per the Site Plan dated 4/26/23, the applicant is proposing to construct a 4-building complex with garages; the Site Plan shows a full-access driveway from East Seneca Turnpike, NYS Route 173, leading to two parking areas with garage buildings along the road frontage; two internal drives extend to the rear with two 9,286 sf three-story buildings located along each, connecting at a rear parking lot; additional garages are located at the rear of the parking lot; per the Site Plan, a central area contains a communal park with multi-sport courts, seat walls, and a dog park; two smaller patio areas contain fire pits, grills, and seating; the apartment buildings will contain 23 to 24 units each, totaling 94 market-rate apartments; the Site Plan shows some of the wooded area will remain along the side and rear site boundaries;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Seneca Turnpike must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/19/24, 9.17 acres of the site will be disturbed by the proposed project, resulting in 3.09 acres of impervious surface; two stormwater facilities are depicted on the Site Plan, one along the eastern site boundary and the other adjacent to the rear parking lot and garages; an existing pond along the western site boundary will be retained;

ADVISORY NOTE: 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; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; per the EAF, the complex is anticipated to require 14,520 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the apartment complex; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://ongov.net/wep/connections.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, GIS mapping shows a federal wetland in the same approximate area of the "existing pond" noted on the Site plan along with state wetlands possibly occurring across the middle of the site; the wetlands are not depicted in the Site Plan; per the EAF, the federal wetland area "will not be disturbed and flagged and protected, along with the existing pond, during construction"; the EAF notes "Wetland A is located north of the existing pond. It is 0.36 acres in size and was mapped by GZA on 11/6/23. 3761 sf of disturbance to be permitted (under 1/10th of an acre) remainder of wetland to remain and be protected";

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located within

0.25 miles of the site; per aerial imagery, no sidewalks exist along East Seneca Turnpike in this area; and

WHEREAS, the site may contain the following natural communities: Maple-Basswood Rich Mesic Forest, 157.9 acres (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site contains a house, 5865 East Seneca Turnpike, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

WHEREAS, the site may contain the Northern Long-eared bat or the Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery, it appears that some significant wooded areas on site will be removed;

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; and

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

1. The applicant must continue to coordinate East Seneca Turnpike access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comments:

1. Given that the site may contain the federally and state endangered Indiana bat or its associated habitat, the Town is encouraged to require consultation with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species prior to plan approval.

2. Given that the site may contain Maple-Basswood Rich Mesic Forest, the

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E-mail Address: countyplanning@ongov.net

Town is encouraged to require consultation with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize impacts to the natural community prior to plan approval.

3. Given that the site contains a building slated for demolition that may have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places, the Town is encouraged to require consultation with the National Parks Service and/or New York State Historic Preservation Office prior to plan approval.

4. The Board encourages clustering of buildings close to the road frontage to preserve open land and minimize the prominence of large parking areas. The applicant is also encouraged to screen storage buildings from road frontages or relocate, along with extending the walking trail along frontage to edges of parcel to facilitate a connected pathway along Route 173.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.

DRAFT



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of 173 Enterprises, LLC for the property located at 5865 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of 4 market-rate apartment buildings (94 units) on 13.94 acres in a Professional and Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-208) for this proposed complex; and
- WHEREAS, the site is located along the north side of East Seneca Turnpike, east of its connection with East Brighton Avenue; a church property abuts the site to the west; woodlands and active farmland are adjacent to the rear and east; a mix of residential and commercial uses line the south side of East Seneca Turnpike with residential neighborhoods extending south; and
- WHEREAS, the site consists of two parcels with East Seneca Turnpike frontage; one 3.92-acre parcel contains a house with driveway to East Seneca Turnpike, the other 9-acre parcel contains a barn, and is predominately wooded with brushlands closer to the site's frontage; and
- WHEREAS, per the Site Plan dated 4/26/23, the applicant is proposing to construct a 4-building complex with garages; the Site Plan shows a full-access driveway from East Seneca Turnpike, NYS Route 173, leading to two parking areas with garage buildings along the road frontage; two internal drives extend to the rear with two 9,286 sf three-story buildings located along each, connecting at a rear parking lot; additional garages are located at the rear of the parking lot; per the Site Plan, a central area contains a communal park with multi-sport courts, seat walls, and a dog park; two smaller patio areas contain fire pits, grills, and seating; the apartment buildings will contain 23 to 24 units each, totaling 94 market-rate apartments; the Site Plan shows some of the wooded area will remain along the side and rear site boundaries;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Seneca Turnpike must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/19/24, 9.17 acres of the site will be disturbed by the proposed project, resulting in 3.09 acres of impervious surface; two stormwater facilities are depicted on the Site Plan, one along the eastern site boundary and the other adjacent to the rear parking lot and garages; an existing pond along the western site boundary will be

retained;

ADVISORY NOTE: 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; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; per the EAF, the complex is anticipated to require 14,520 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the apartment complex; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://ongov.net/wep/connections.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, GIS mapping shows a federal wetland in the same approximate area of the "existing pond" noted on the Site plan along with state wetlands possibly occurring across the middle of the site; the wetlands are not depicted in the Site Plan; per the EAF, the federal wetland area "will not be disturbed and flagged and protected, along with the existing pond, during construction"; the EAF notes "Wetland A is located north of the existing pond. It is 0.36 acres in size and was mapped by GZA on 11/6/23. 3761 sf of disturbance to be permitted (under 1/10th of an acre) remainder of wetland to remain and be protected";

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East

Seneca Turnpike has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, no sidewalks exist along East Seneca Turnpike in this area; and

WHEREAS, the site may contain the following natural communities: Maple-Basswood Rich Mesic Forest, 157.9 acres (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site contains a house, 5865 East Seneca Turnpike, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

ADVISORY NOTE: The applicant and/or municipality is advised 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; and

WHEREAS, the site may contain the Northern Long-eared bat or the Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery, it appears that some significant wooded areas on site will be removed;

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; and

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

1. The applicant must continue to coordinate East Seneca Turnpike access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comments:

1. Given that the site may contain the federally and state endangered Indiana bat or its associated habitat, the Town is encouraged to require consultation with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species prior to plan approval.

2. Given that the site may contain Maple-Basswood Rich Mesic Forest, the Town is encouraged to require consultation with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize impacts to the natural community prior to plan approval.
3. Given that the site contains a building slated for demolition that may have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places, the Town is encouraged to require consultation with the National Parks Service and/or New York State Historic Preservation Office prior to plan approval.
4. The Board encourages clustering of buildings close to the road frontage to preserve open land and minimize the prominence of large parking areas. The applicant is also encouraged to screen storage buildings from road frontages or relocate, along with extending the walking trail along frontage to edges of parcel to facilitate a connected pathway along Route 173.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of City of Syracuse, Department of Engineering for the property located Right of Way between 601 South Salina Street and 701 South Warren Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY Upstate Child Care, a state-owned facility, and the Oncenter and Oncenter parking facility, both county-owned properties; and
- WHEREAS, the applicant is proposing to abandon a portion of South Warren Street (0.22-acres) to create a new parcel to be utilized for a bus loading/unloading area for the new Syracuse Onondaga County STEAM high school; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-25-211) to apply the Central Business (MX-5) zoning designation to the new parcel; and
- WHEREAS, the site is a street segment of the eastern terminus of South Warren Street on the eastern side of downtown Syracuse; in this location, South Warren Street branches off from South Salina Street and runs between Billings Park and the former Central Tech school, soon to be the home of the Syracuse-Onondaga County STEAM School; the STEAM School is located at the corner of South Warren Street and East Adams Street; nearby uses include the CENTRO Bus Hub, a parking garages, and the Salvation Army complex containing offices, a day care, and family shelter; and
- WHEREAS, the City is proposing abandoning the segment of South Warren Street between its intersection with East Adams Street and South Salina Street to allow this area to be used solely for school purposes and to close it to public use; the school is proposing to use this area for safe loading/unloading of school buses, improved pedestrian safety, and as a designated student drop-off/pick-up area; per the Proposed Abandonment Map dated 6/13/25, the change will not prevent access to the driveway for the Salvation Army Complex; and
- WHEREAS, the City further proposes to assign the zoning designation Central Business (MX-5) to the new parcel; per the City Zoning Map from 2023, parcels containing the school building and all nearby parcels across East Adams Street are MX-5; Billings Park to the west is zoned Open Space (OS) and the Salvation Army complex is zoned Urban Core (MX-4); and
- WHEREAS, per the referral notice, the site has access to public drinking water and sewer infrastructure, but no connections are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166) in

the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located adjacent to the Central Technical High School which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site is located near the South Salina Street Historic District Expansion and Montgomery St-Columbus Circle Historic District Boundary 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; and

WHEREAS, 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); and

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

The applicant is required to coordinate the street abandonment with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Craig Dennis and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse, Department of Engineering for the property located Right of Way between 601 South Salina Street and 701 South Warren Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of SUNY Upstate Child Care, a state-owned facility, and the Oncenter and Oncenter parking facility, both county-owned properties; and
- WHEREAS, the applicant is proposing to assign a Central Business (MX-5) zoning district to an abandoned portion of South Warren Street (0.22-acres) being created to be utilized for a bus loading/unloading area for the new Syracuse Onondaga County STEAM high school; and
- WHEREAS, the Board is concurrently reviewing a other authorization referral (Z-25-210) to abandon this portion of South Warren Street; and
- WHEREAS, the site is a street segment of the eastern terminus of South Warren Street on the eastern side of downtown Syracuse; in this location, South Warren Street branches off from South Salina Street and runs between Billings Park and the former Central Tech school, soon to be the home of the Syracuse-Onondaga County STEAM School; the STEAM School is located at the corner of South Warren Street and East Adams Street; nearby uses include the CENTRO Bus Hub, a parking garages, and the Salvation Army complex containing offices, a day care, and family shelter; and
- WHEREAS, the City is proposing abandoning the segment of South Warren Street between its intersection with East Adams Street and South Salina Street to allow this area to be used solely for school purposes and to close it to public use; the school is proposing to use this area for safe loading/unloading of school buses, improved pedestrian safety, and as a designated student drop-off/pick-up area; per the Proposed Abandonment Map dated 6/13/25, the change will not prevent access to the driveway for the Salvation Army Complex; and
- WHEREAS, the City further proposes to assign the zoning designation Central Business (MX-5) to the new parcel; per the City Zoning Map from 2023, parcels containing the school building and all nearby parcels across East Adams Street are MX-5; Billings Park to the west is zoned Open Space (OS) and the Salvation Army complex is zoned Urban Core (MX-4); and
- WHEREAS, per the referral notice, the site has access to public drinking water and sewer infrastructure, but no connections are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166) in

the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located adjacent to the Central Technical High School which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site is located near the South Salina Street Historic District Expansion and Montgomery St-Columbus Circle Historic District Boundary, 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; and

WHEREAS, 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); and

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

The Board has No Position regarding the proposed zone change, but offers the following requirement regarding the concurrent street abandonment:

The applicant is required to coordinate the street abandonment with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Craig Dennis and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Onondaga Zoning Board of Appeals

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 6/25/2025

RE: Administrative Review – Residential Solar Array Site Plan

RECOMMENDATION: Approval

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: Z-25-181

REFERRING BOARD: Town of Onondaga Zoning Board of Appeals

DATE RECEIVED: 6/09/25

TYPE OF ACTION: Special Permit

APPLICANT: PlugPV, LLC on behalf of D. and J. Moreth

LOCATION: 4058 Cherry Valley Turnpike (NYS Route 20)

WITHIN 500' OF: NYS Route 20

TAX ID(s): 061.-02-13.2

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is proposing the installation of a residential ground-mounted solar array on a 5.33-acre property in a Residential and Country (R-C) zoning district. Per the Solar Panel Site Plan dated 4/1/25, the ground-mounted solar array will be installed approximately 120' to the rear of the house, 139' from the western parcel boundary and 172' from the eastern parcel boundary. Information regarding the exact size of the array, construction, and solar panel specifications were not included with the referral materials.

Per aerial imagery from May 2024, the site contains a single-family home, garage, and multiple sheds located along the Route 20 frontage. The remainder of the site appears to contain a mix of lawn, brushlands, trees, and farmland. Neighboring parcels contain active farmland and woodlands.

The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.

Advisory Note(s):

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 is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.

Recommendation: Approval

The Board commends the usage of a non-invasive, clean energy source on the site.

DRAFT

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 6/25/2025

RE: Administrative Review – Zazzara Site Plan

RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-25-184

REFERRING BOARD: Syracuse City Planning Commission

DATE RECEIVED: 6/9/25

TYPE OF ACTION: Site Plan

APPLICANT: Graziano Zazzara

LOCATION: 3318-3320 Burnet Avenue

WITHIN 500' OF: Interstate 690

TAX ID(s): 026.-23-06.1

Project Summary:

The applicant is seeking site plan approval for a proposed doggy day care and kennel on a 0.53-acre parcel in a Commercial (CM) zoning district. The site is a former auto service facility located between Burnet Avenue and Interstate 690 containing an approximately 4,200 sf building located along the Burnet Avenue frontage with an approximately 3,100 sf building at the rear. Per aerial imagery from May 2024, the site has unrestricted access to Burnet Avenue with a driveway leading to the rear building and blacktop/gravel area.

The applicant plans to utilize the front structure as a doggy daycare and the rear structure as a kennel. Planned renovations are exterior changes including fencing in two rear play areas, re-stripping the parking lot, painting the buildings, establishing a walkway between buildings, and adding signage. Interior renovations include installing an ADA-compliant restroom and partition walls.

The site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed. The change from motor vehicle service to dog grooming and kenneling may result in an increase in use. The site is located in the Metropolitan Wastewater Treatment Plant service

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

Advisory Note(s):

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase 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>

Recommendation: No Position with Comment

Comment(s):

1. The applicant is encouraged to increase plantings on site to improve site appearance, improve drainage, and increase screening of the proposed facility.
2. The Town is encouraged to document and ensure proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval.

DRAFT

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 6/25/2025

RE: Administrative Review – Five Iron Golf Site Plan

RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: Z-25-187

REFERRING BOARD: Syracuse City Planning Commission

DATE RECEIVED: 6/10/25

TYPE OF ACTION: Site Plan

APPLICANT: Jeremy Thurston

LOCATION: 400-28 South Salina Street

WITHIN 500' OF: Onondaga County Library in the Galleries and the MOST, both county-owned properties

TAX ID(s): 101.-10-01.03

RELATED CASES: Z-23-102

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is seeking site plan approval to establish an “entertainment and recreation, indoor” land use in an existing tenant space on a 2.23-acre parcel in a Central Business (MX-5) zoning district. The applicant seeking to install a Five Iron Golf facility in a ground floor tenant space in the recently renovated City Center building (the former Sibleys building). The tenant proposes to install hi-tech simulation bays along with a full service bar and kitchen. No exterior work is proposed and the referral materials do not include any proposed signage.

The building occupies the entirety of the 2.22-acre parcel in downtown Syracuse and has frontage along South Salina Street, West Jefferson Street, and South Clinton Street. Current tenants of the building include Redhouse, CXtec, Tompkins Community Bank, Huntington Ingalls, the Hayner Hoyt Corporation, and Impel.

The site is within the South Salina Street Downtown Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

The site is connected to public drinking water and sewers and Floor Plans dated 5/29/25 indicate installation of bathrooms and a kitchen which may result in an increase in use.

Advisory Note(s):

The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

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