



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

October 15, 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
Robin Coon

GUESTS PRESENT

Ben Gross

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 15, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from September 24, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-25-33	TOnoPB	<i>Modification</i>	S-25-34	CSyrPB	<i>No Position</i>
S-25-35	CSyrPB	<i>No Position With Comment</i>	Z-25-294	TClaPB	<i>Modification</i>
Z-25-296	VSkaVB	<i>No Position</i>	Z-25-299	TClaPB	<i>Modification</i>
Z-25-300	TCicPB	<i>No Position With Comment</i>	Z-25-302	TOnoPB	<i>Modification</i>
Z-25-303	TOnoPB	<i>Modification</i>	Z-25-304	TOnoPB	<i>No Position With Comment</i>
Z-25-308	TDewTB	<i>No Position</i>	Z-25-309	TSkaPB	<i>Modification</i>
Z-25-310	TSkaPB	<i>Modification</i>	Z-25-311	TClaTB	<i>No Position With Comment</i>
Z-25-312	CSyrPB	<i>No Position</i>	Z-25-313	CSyrPB	<i>No Position With Comment</i>
Z-25-314	CSyrPB	<i>No Position With Comment</i>	Z-25-315	VBaIPB	<i>No Position</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 15, 2025

OCPB Case # S-25-33

- 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 Town of Onondaga Planning Board at the request of Jon Diaz Community Center and Aldi, Inc. for the property located at 6111 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Salina Street (Route 11), a state highway, the municipal boundary between the Town of Onondaga and the City of Syracuse, and a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.14-acre parcel into two new lots, New Lot 1A (3.23 acres) and New Lot 1B (4.9 acres), in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-302, Z-25-303, Z-25-304) regarding the proposed Jon Diaz Community Center; and
- WHEREAS, the parcel runs along the east side of South Salina Street near the Town of Onondaga's boundaries with the City of Syracuse and the Onondaga Nation Territory; the area is characterized by a mix of commercial uses along South Salina Street, surrounded by residential neighborhoods; nearby commercial uses include Green Hills Farms, a plaza, McDonald's, and an Auto service center; the southern boundary of the site abuts a residential neighborhood; and
- WHEREAS, the site contains an Aldi grocery store at the front of the parcel with the rear land being vacant; Aldi's parking lots are located at the front and side of the store with access to South Salina Street, a state-owned road, from a driveway at the northwest corner of the site and a cross-connection to the adjacent McDonald's lot; and
- WHEREAS, per the referral notice, the applicant is proposing construction of a 38,000 sf two-story indoor recreational center to the rear of the Aldi grocery store; per the Project Narrative from Costello Cooney & Fearon, PLLC dated 10/1/25, the proposed Jon Diaz Community Center (JDCC) will "include child care services, an indoor weight-lifting gym, indoor track, basketball/paddle courts, an ancillary outdoor playground, and a gymnasium"; per the Layout Plan dated 8/6/25, the building will be constructed near the rear parcel boundary, a 196-space parking lot will be located along the northern parcel boundary, adjacent to the building, and a driveway with a circular pull-out connects the proposed building and parking lot to the Aldi parking lot; sidewalks are depicted connecting areas within the JDCC lot, but not connecting the JDCC to sidewalks along the South Salina Street frontage; a playground area is shown along the south side of the proposed building; a Planting Plan dated

6/27/25 depicts a line of conifers will be installed along the southern site boundary between the site and adjacent residential; trees and plantings will also be installed around the building, driveway, and parking lots; a Photometric Plan dated 6/27/25 was included with the referral materials; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on South Salina Street must meet Department requirements; and

- WHEREAS, per the Subdivision Map dated 7/11/25, the applicant is proposing to subdivide the site into two new lots; New Lot 1A will be 3.233 acres and will comprise the front portion of the property containing the Aldi store and its parking lots; New Lot 1B will be 4.908 acres, will comprise the rear of the site, and will contain the JDCC and its parking lot; and
- WHEREAS, the applicant is requesting two variances to allow the proposed development: to allow zero frontage on South Salina Street when Town Code requires 400' of frontage in a Neighborhood Shopping-Nedrow (NS-N) zoning district, and to allow the proposed JDCC to have 196 parking spaces when Town Code would require 352 parking spaces; and
- WHEREAS, per the Layout Plan, a 24'-wide cross access easement connects the proposed JDCC site with the Aldi driveway to South Salina Street; other easements depicted are a County-owned 20'-wide sanitary sewer easement and 30'-wide Utility Easement along the northern parcel boundary, a 20'x30' signage/access easement along the road frontage, and a 20'-wide Niagara Mohawk Power Corp. Gas Pipeline at the rear of the site; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/25, 4.9 acres of the site will be disturbed by the proposed project; per the Layout Plan, a stormwater facility will be constructed between the JDCC and the Aldi stormwater basin located at the rear of the store;
ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Community Center; a letter from OCWA dated 7/15/25 confirms water service is available to the site; per the EAF, the proposed JDCC is anticipated to require 1,040 gallons of drinking water per day; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Community Center; the site is located in the Metropolitan Wastewater Treatment Plant and Nedrow Pump Station service areas;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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, per the Central New York Regional Transportation Authority (CENTRO), South Salina Street has public transit service and bus stops are located nearby; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,

which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery from May 2024, it appears that some trees will be removed as part of the proposed project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation requires the applicant to contact the Department to review South Salina Street (NYS Route 11) access plans and related agreements. 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 applicant is encouraged to coordinate with CENTRO on enhanced facilities to serve the site.
2. The Board encourages the Town and applicant to construct sidewalk connections between the proposed Community Center to the sidewalks along the South Salina Street frontage.
3. The Board encourages the applicant and Town to explore access and/or emergency vehicle access from Pembroke Drive.

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: October 15, 2025

OCPB Case # S-25-34

- 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 City of Syracuse Planning Commission at the request of Brian Bouchard for the property located at 305, 309, 315-21, and 325-45 South Warren Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Onondaga County Public Library, a public facility on county-owned land and the Carnegie Building, a county-owned building; and
- WHEREAS, the applicant is proposing to combine four parcels into one new lot, Lot 1000 (1.08 acres), to allow for construction of a new 10-story 248-room hotel and convention center with indoor parking (The Onondaga); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-312) to demolish the existing parking garage and construct a 10-story hotel and convention center; and
- WHEREAS, the Board has reviewed multiple referrals regarding the subject parcels including holding No Position on site plan and subdivision referrals (Z-19-282 and S-19-59) to renovate existing buildings on two parcels to convert them to mixed use (the buildings have since been demolished); previously the Board reviewed site plan referrals (Z-10-302 and Z-10-41) to renovate the existing parking garage and update storefronts on a now-demolished building, providing a comment encouraging appropriate pedestrian infrastructure; and
- WHEREAS, the site is located on South Warren Street in downtown Syracuse; the site is comprised of four parcels, three of which contain a small park and music installation and the fourth a large parking garage which has been closed to use due to its deteriorating condition; and
- WHEREAS, per the referral materials, the applicant is proposing to demolish the existing garage and construct a 10-story hotel and convention center to contain 340 interior parking spaces on the 1st to 4th floors, 240-248 guest rooms on the 5th through 9th floors, and a convention center on the 10th floor; per the Environmental Assessment Form (EAF) dated 1/17/25, the building will also contain retail space and a restaurant; per the Site Layout Plan dated 8/27/25, the proposed 39,700 sf building will cover most of the proposed combined parcel and the sidewalk will be expanded and new street trees will be installed; and
- WHEREAS, per the Final Plan Warren Garage Holdings, LLC dated 2/5/25, the proposed combined lot will be New Lot 1000, 1.08 acres; the Final Plan shows an easement that connects and provides wheelchair access from Warren Street to the rear of the YMCA building fronting on Montgomery Street; and
- WHEREAS, per the EAF, 100% of the site will be disturbed by the proposed project and

“runoff will be collected through a closed pipe system and routed to a proposed onsite stormwater management facility before discharging to existing utilities in the street”;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the building; per the EAF, the hotel and convention center are anticipated to require 30,000 gallons of drinking water per day; and

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

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 project is within 2,000 feet of multiple sites (IDs: C734162, 734060, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Peregrine falcon, 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 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; this project must be reviewed by the Syracuse Landmark Preservation Board; 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 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: October 15, 2025

OCPB Case # S-25-35

- 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 City of Syracuse Planning Commission at the request of Jan Meinen - Heidelberg Materials for the property located at 411 Spencer Street and 421 Spencer 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 1A (2.816 acres), to allow the applicant to modify and restart operation of a former concrete batch plant, and occupy an adjacent building for related offices and laboratory space in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board is reviewing three concurrent referrals for the project; referrals include a site plan referral (Z-25-313) to modify and restart operation of a concrete batch plant on the site; a special permit application (Z-25-314) to allow operation of the concrete plant under the category of "General, Manufacturing"; and a subdivision referral (S-25-35) to combine the two lots comprising the site into New Lot 1A, 2.816 acres (Resubdivision Map New Lot 1A of City Block 420 dated 8/15/25); and
- WHEREAS, the Board previously offered No Position with Comment on multiple referrals regarding a telecommunication tower sited on the parcel (Z-10-157, Z-11-278, Z-14-223, Z-14-334, Z-16-116, and Z-21-309, Z-23-312); and
- WHEREAS, the site is located in the Lakefront Development area of the City of Syracuse, an area transitioning from former industrial and commercial uses to mixed residential, office, tourism, and recreation based land uses; neighboring uses include a self-storage facility, Syracuse Parks Department offices, restaurants and offices; nearby land uses include single-family residences occurring within one block of the site and multi-family buildings occurring within two blocks of the site; Onondaga Creek, the Creekwalk, and the Inner Harbor (Barge Canal Harbor and inlet to Onondaga Lake) also occur near the site; Interstate 690 abuts the site to the west; and
- WHEREAS, per aerial imagery from May 2024, the site is comprised of two parcels; a 0.393-acre lot occurs at the intersection of Van Rensselaer and Spencer Streets, both City streets, and contains a one-story metal building with a small gravel area in front used for parking; the adjacent parcel is 2.423 acres and contains the existing concrete plant building, unused for several years and in poor condition, along the Spencer Street frontage, as well as gravel and outdoor storage areas and a telecommunications tower within a leased area on site; and
- WHEREAS, per the Project Narrative dated 8/18/25, and Supplemental Narrative received

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E-mail Address: countyplanning@ongov.net

10/8/25, the applicant is proposing to repair and reuse the existing concrete plant to produce ready-mix concrete, add offices and laboratory space in an existing adjacent building, store bulk chemicals and aggregate on site in existing and new storage areas, and construct a truck washing facility; operational hours will be Monday through Friday (24 hours) and Weekend and Public Holidays (6am to 6pm); and

WHEREAS, according to the narratives and Site Layout Plan dated 8/20/25, the site currently contains two connected concrete batch plants and related machinery; one of the plants and its related hopper, overhead conveyor belt, vault, and portions of the building will be removed; the remaining building will be repaired and repainted and “dust collection systems including a reverse air system and modern bag-house filters for silos, will be installed”; and

WHEREAS, the Site Plan shows the frontage of the site will be fully fenced (6’ chain link), with gated driveway access in two locations along Spencer Street; a rear gravel drive to Leavenworth also occurs informally; 23 parking spaces are proposed; a Traffic Operations Review dated 9/9/25 was included with the referral materials; per the Environmental Assessment Form (EAF) dated 9/10/25, the applicant anticipates 208 trips per day by concrete mix trucks and dump trucks; the Review document notes that most incoming trips will arrive via the nearby I-690/Geddes Street interchange; however, a significant number of outgoing trips will utilize streets within the Lakefront Area for outgoing trips and to access Interstate 81; and

WHEREAS, referral materials did not indicate any changes within the right-of-way (currently in poor condition with broken concrete/asphalt and no sidewalk), nor any landscaping or lighting plans; correspondence from the City of Syracuse indicates existing trees and periphery shrubs will be maintained; per the Environmental Assessment Form (EAF) dated 9/10/25, stormwater will be managed via “onsite stormwater management to city storm drainage system”; it is unclear what on-site stormwater management is provided; and what volume of truck wash or filtered waste water will be directed to the storm drainage system;

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that will create stormwater discharges associated with industrial activity 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, bulk chemical storage areas are to be on site, for diesel fuel and Admixtures (liquid additives); liquid cement will be transferred directly from tanker trucks into sealed silos upon delivery; per the Project Narrative, “the facility is exempt from NYSDEC (and, by extension, USEPA) air quality permitting due to its operational characteristics/emission control equipment in place”; the narrative notes controls noted to be substandard will be upgraded prior to restart; the Supplemental Narrative indicates no odors will be produced; limited information was provided relative to noise, indicating a concrete batch plant has a Lmax at 50 feet of 83 dBA; no analysis of impacts to nearby land uses was provided, and no analysis of truck noise impacts was provided; and

WHEREAS, per the referral notice, the site is served by public drinking water (City of Syracuse water supply) and per the EAF, the site is anticipated to require 50,000 gallons of drinking water per day; municipal water will be utilized in the cement production process, and may be stored in dedicated tanks, with

process water to be collected, filtered, and recycled on-site for reuse in concrete production; a closed-loop truck rinse station is also proposed at the rear of the site, with rinse water to be captured, filtered and recycled into the plant's process water supply; solids from the rinse station are recycled or returned to quarries; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the site is anticipated to generate 500 gallons of sanitary wastewater per day, presumably only from office and laboratory facilities;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the project is within 2,000 feet of multiple sites (IDs: 734060, 734020, C734088, C734143, C734088A, C734150, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 City may want to ensure a deep understanding of the planning that has taken place in this area to be sure that the use being proposed on this site is congruent with the planning that has taken place and with the MX-2 Neighborhood Center zoning district.

- The uses being proposed for this site have the potential of creating additional noise, dust, truck traffic, longer hours of operation and other similar effects which may not be compatible with either the existing and planned uses in and around this site or the marketability of these uses.
- While building maintenance is a stated undertaking in this project it appears that there are only minimal other enhancements to the overall site. Other enhancements that could be explored by the City include improvements in the right of way, additional natural and other screening and the addressing of any inconsistencies to ensure that the proposed use fits within the existing and planned uses in and around the site.
- According to the documents submitted, the proposed use will generate an increased volume of heavy vehicle traffic, which can negatively impact the condition of roadways, and will place truck traffic within mixed-use neighborhoods and tourism districts.
- Prior to consideration of these applications, the City is encouraged to request additional information regarding noise impacts from the facility as well

as trucks, dust from exterior operations, storage of potentially dangerous bulk chemicals, road surface impacts and mitigation, traffic impacts for local routes, stormwater management, and inspection/verification of air quality controls.

The motion was made by Mike LaFlair and seconded by Kevin Casserino. 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: October 15, 2025

OCPB Case # Z-25-294

- 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 Clay Planning Board at the request of Northern Credit Union for the property located at 3584 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway, and Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a 3,100 sf bank with drive-in services on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding this proposed credit union, most recently recommended Modification of a special permit referral (Z-25-284), advising the applicant to coordinate with NYS Department of Transportation (NYSDOT) and provide a Traffic Impact Study, Lighting Plan, and Stormwater Pollution Prevention Plan (SWPPP) to the Department, encouraging the siting of the building along the NYS Route 31 frontage, and encouraging improved site design including sidewalk connections to roadside sidewalks, shared parking with neighboring businesses, and adding landscaping along road frontages and around parking lots; the Board offered No Position with Comment, providing the same requirements and comments, on two area variance referrals (Z-25-81, Z-25-231); and
- WHEREAS, the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is characterized by commercial land uses along major routes and residential land use to the south and west; and
- WHEREAS, the site contains lawn and a portion of the Kimbrook Plaza parking lot; the site has approximately 200' of frontage on NYS Route 31, the driveway for Kimbrook Plaza is adjacent to the west, and a vacant commercial building with a drive-thru is to the east; and
- WHEREAS, the applicant is proposing construction of a 3,100 sf credit union with a three-lane drive-thru; per the Layout Plan dated 8/29/25, the credit union building will be constructed at the center of the site with parking lots to be located on four sides, including a parking lot along the Route 31 frontage, totaling 31 spaces; sidewalks wrap around the building and connect to sidewalks along the NYS Route 31 frontage; the drive-thru will be constructed at the south side (rear) of the building; the site will have a full-access driveway from the Kimbrook Plaza parking lot and an egress-only driveway to the Kimbrook Plaza driveway; trees are shown along the Kimbrook Plaza driveway frontage, next to the driveway to the plaza, and combined with landscaping around the building and in the stormwater management area; the existing monument sign for the

plaza will remain in the northwest corner; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/16/25, 1.30 acres of the 1.30-acre site will be disturbed by the proposed project and stormwater will be directed to “on-site stormwater management facilities”; per the Layout Plan, a stormwater management area will be constructed along the southern parcel boundary;

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 credit union; per the EAF, the credit union is anticipated to use 150 gallons of drinking water per day;

ADVISORY NOTE: OCWA requires the applicant to contact their 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 credit union; the site is located in the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station; per the EAF, the credit union is anticipated to generate 150 gallons of wastewater per day;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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, per aerial imagery, sidewalks are present along NYS Route 31 in this location; the site is 0.2 miles away from an existing Central New York Regional Transit Authority (Centro) bus stop with good pedestrian infrastructure in place; 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;

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:

The applicant is required to coordinate NYS Route 31 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), lighting plan, and a Traffic Impact Study for full buildout 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 Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses and increased landscaping along the road frontage and around the parking lots.
2. The Board encourages locating the building toward the front of the site rather than the parking lot, and relocate parking to the rear of the 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: October 15, 2025

OCPB Case # Z-25-296

- 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 Village of Skaneateles Village Board at the request of Village of Skaneateles 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 Local Law #8 of 2025 to amend the Village Code, Chapter 225 (Zoning), Article VII (Supplementary Regulations), Section 225-24 (Two-Family Dwellings); and
- WHEREAS, the proposed law amends regulations pertaining to two-family dwellings to remove the provisions stipulating two-family dwellings require a written permit issued by the Code Enforcement Officer; 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 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: October 15, 2025

OCPB Case # Z-25-299

- 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 Clay Planning Board at the request of Ironhorn Enterprises /7245 Warehouse for the property located at 7245 Henry Clay 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 Henry Clay Boulevard, Vine Street, and West Taft Road, all county roads; and
- WHEREAS, the applicant is proposing to construct additional loading docks, expand/improve interior roadways and parking, and improve the existing driveway to Vine Street to accommodate new tenants in one of two large industrial warehouses on two parcels totaling 47.91 acres in an I-1 zoning district; and
- WHEREAS, the Board has reviewed two previous referrals regarding this site from when it was a Rite Aid warehouse, most recently offering No Position with Comment on a site plan referral (Z-13-212) to construct additional loading docks, encouraging the applicant to contact OCWA regarding drinking water use at the site and offering No Position on a variance referral (Z-11-308) to allow construction of a guard shed; and
- WHEREAS, the site is comprised of two parcels located in the southern portion of the Town of Clay, near its boundary with the Town of Salina, in an area characterized by commercial uses including multiple distribution warehouses adjacent to residential uses south of West Taft Road; and
- WHEREAS, per aerial imagery from May 2024, the primary 35-acre parcel of the site contains two connected warehouse buildings (approximately 280,000 sf and 300,000 sf each) with loading docks along the northern façade of the northern building and outdoor storage or trailer parking to the west of the northern building; per GIS mapping, the site has an over 500'-wide access to Crossroads Park Drive, adjacent to the loading dock area, and an approximately 20'-wide driveway to Vine Street; the vacant, 11.8-acre wooded parcel to the south, under the same ownership, will be the location of some of the proposed work; no work is proposed for a parcel to the north of Crossroads Park Drive which contains a parking lot to be used by future tenants of this site;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, no access to Henry Clay Boulevard or West Taft Road or additional access to Vine Street will be permitted; and
- WHEREAS, per the Project Narrative prepared by Keplinger Freeman Associates dated 9/23/25, the applicant is proposing site and building modifications to "accommodate future tenant occupancy" and "improve site functionality, increase operational efficiency, and support long-term adaptive reuse of the

facility”; the applicant is proposing the addition of loading docks to the southern façade of the southern building along with expansion of pavement in that area and reconstruction of the southern driveway; per the Project Narrative, interior work will include dividing the southern building to accommodate three tenant spaces which will each have three loading docks; per the Layout Plan dated 8/12/25, the internal road that circulates around the southern building will be widened, relocated farther south to accommodate new loading docks, and car parking will be installed along the internal road at the western and eastern sides of the southern building; trailer parking will be located near the driveway to Vine Street; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/16/25, ~6 acres of the site will be disturbed by the proposed project; per the Grading, Drainage and Utilities Plan dated 8/12/25, a stormwater basin will be constructed along the Vine Street frontage near the southern driveway; per the letter from Keplinger Freeman Associates, stormwater accommodations have been designed to accommodate the currently proposed expansion and future additions; the referral materials discuss a Stormwater Pollution Prevention Plan (SWPPP) being prepared for this project, but a SWPPP was not included in the referral materials;

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

WHEREAS, GIS mapping shows the southern parcel and adjacent lands to the west may contain state and federal wetlands, and these wetlands appear to encroach on the southern boundary of the site and appears to include the southwest corner of the southern building; per the letter from Keplinger Freeman Associates, the applicant is working with the US Army Corps of Engineers (USACE) and NYSDEC regarding jurisdictional determinations for the wetlands present on site and any required permits and mitigation; per Notes on the Site Preparation Plan dated 8/12/25, the wetlands were mapped by GZA and “proposed wetland disturbance to be less than 0.50 ac total”;

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

WHEREAS, a Photometric Plan dated 8/12/25 was included with the referral materials; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; the addition of three tenant spaces may result in an increase in demand;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and the Floradale and Liverpool Pump Stations service areas and no changes to current infrastructure are proposed; the addition of three tenant spaces may result in an increase in demand;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 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, per the Central New York Regional Transportation Authority (CENTRO), Henry Clay Boulevard has public transit service and bus stops are located adjacent to 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 Onondaga County Department of Transportation requires the applicant to coordinate Vine Street and Henry Clay Boulevard access plans with the Department. 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. Wetland regulations require the applicant to conduct a formal wetland delineation to determine the presence and location of any federal or state wetlands on the site. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and/or 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 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: October 15, 2025

OCPB Case # Z-25-300

- 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 Ryan Zellar for the property located at 8665 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 (U.S. Route 11), a state highway; and
- WHEREAS, the applicant is proposing to expand an existing parking lot to display and store trailers for a utility trailer business on a 3.4-acre lot containing a former auto sales business in a General Commercial (GC) zoning district; and
- WHEREAS, the Board has reviewed two previous referrals, offering No Position with Comment on a site plan referral (Z-15-88) to open an auto repair business, advising the Town and applicant to ensure they have addressed drinking water and wastewater needs with the appropriate agencies; previous to that the Board recommended Modification of a site plan referral (Z-10-13) to convert the site to a used car sales business, advising the applicant must submit a septic plan to the Onondaga County Department of Health (OCHD) and encouraging the Town to ensure no glare or light spillover is allowed onto adjacent properties and the state right-of-way; and
- WHEREAS, the site is located along the west side of Brewerton Road (NYS Route 11), north of its intersection with NYS Route 31; nearby uses include a plant nursery, RV dealers, and the Cicero Commons mixed-use development including senior apartments, community center, and a public library; the site is located directly east of the proposed Micron campus; and
- WHEREAS, the site contains a one-story metal building, formerly used for an auto repair business, with an asphalt parking lot located between the building and the Brewerton Road frontage; per the Boundary Survey a tarvia/gravel area is located to the rear of the building; the site has driveway access to Brewerton Road at the north side of the parcel frontage; and
- WHEREAS, the applicant is proposing to expand the rear tarvia/gravel area for use as trailer display and storage; per the Layout Plan dated 8/22/25, a 15,800 sf gravel area will be installed in the northwest corner of the site; a 15'x50' area at the rear of the site will be formalized as a loading area and 12 parking spaces at the front and rear of the building will be formalized;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/17/25, 0.3 acres of the site will be disturbed by the proposed project; the Layout Plan shows multiple catch basins located in the rear portion of the site;
ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any

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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, the site is served by public drinking water and no changes to the current infrastructure are proposed;
ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options; 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 and Cicero Corridor Pump Stations service areas; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible 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, per the Central New York Regional Transportation Authority (CENTRO), nearby Meltzer Court has public transit service and bus stops are located within 0.12 to 0.20 miles of the site; per aerial imagery from May 2024, there are no sidewalk connections to the bus stop; and

WHEREAS, the site is directly east of the announced Micron semiconductor campus, slated to attract significant on-site and spinoff development of industrial, manufacturing, commercial and housing development to the area; 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 Town are encouraged to improve site design by incorporating elements such as landscaping along the road frontage and around the parking lots and to require more screening/vegetative buffering of neighboring residential and commercial uses in close proximity to the site.

The motion was made by Renee Dellas 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; 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: October 15, 2025

OCPB Case # Z-25-302

- 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 Jon Diaz Community Center and Aldi, Inc. for the property located at 6111 South Salina 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 South Salina Street (Route 11), a state highway, the municipal boundary between the Town of Onondaga and the City of Syracuse, and a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 38,000 sf, 2-story Community Center on a 4.9-acre parcel in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-303, Z-25-304, S-25-33)) regarding the proposed Jon Diaz Community Center; and
- WHEREAS, the parcel runs along the east side of South Salina Street near the Town of Onondaga's boundaries with the City of Syracuse and the Onondaga Nation Territory; the area is characterized by a mix of commercial uses along South Salina Street, surrounded by residential neighborhoods; nearby commercial uses include Green Hills Farms, a plaza, McDonald's, and an Auto service center; the southern boundary of the site abuts a residential neighborhood; and
- WHEREAS, the site contains an Aldi grocery store at the front of the parcel with the rear land being vacant; Aldi's parking lots are located at the front and side of the store with access to South Salina Street, a state-owned road, from a driveway at the northwest corner of the site and a cross-connection to the adjacent McDonald's lot; and
- WHEREAS, per the referral notice, the applicant is proposing construction of a 38,000 sf two-story indoor recreational center to the rear of the Aldi grocery store; per the Project Narrative from Costello Cooney & Fearon, PLLC dated 10/1/25, the proposed Jon Diaz Community Center (JDCC) will "include child care services, an indoor weight-lifting gym, indoor track, basketball/paddle courts, an ancillary outdoor playground, and a gymnasium"; per the Layout Plan dated 8/6/25, the building will be constructed near the rear parcel boundary, a 196-space parking lot will be located along the northern parcel boundary, adjacent to the building, and a driveway with a circular pull-out connects the proposed building and parking lot to the Aldi parking lot; sidewalks are depicted connecting areas within the JDCC lot, but not connecting the JDCC to sidewalks along the South Salina Street frontage; a playground area is shown along the south side of the proposed building; a Planting Plan dated

6/27/25 depicts a line of conifers will be installed along the southern site boundary between the site and adjacent residential; trees and plantings will also be installed around the building, driveway, and parking lots; a Photometric Plan dated 6/27/25 was included with the referral materials; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on South Salina Street must meet Department requirements; and

- WHEREAS, per the Subdivision Map dated 7/11/25, the applicant is proposing to subdivide the site into two new lots; New Lot 1A will be 3.233 acres and will comprise the front portion of the property containing the Aldi store and its parking lots; New Lot 1B will be 4.908 acres, will comprise the rear of the site, and will contain the JDCC and its parking lot; and
- WHEREAS, the applicant is requesting two variances to allow the proposed development: to allow zero frontage on South Salina Street when Town Code requires 400' of frontage in a Neighborhood Shopping-Nedrow (NS-N) zoning district, and to allow the proposed JDCC to have 196 parking spaces when Town Code would require 352 parking spaces; and
- WHEREAS, per the Layout Plan, a 24'-wide cross access easement connects the proposed JDCC site with the Aldi driveway to South Salina Street; other easements depicted are a County-owned 20'-wide sanitary sewer easement and 30'-wide Utility Easement along the northern parcel boundary, a 20'x30' signage/access easement along the road frontage, and a 20'-wide Niagara Mohawk Power Corp. Gas Pipeline at the rear of the site; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/25, 4.9 acres of the site will be disturbed by the proposed project; per the Layout Plan, a stormwater facility will be constructed between the JDCC and the Aldi stormwater basin located at the rear of the store;
ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Community Center; a letter from OCWA dated 7/15/25 confirms water service is available to the site; per the EAF, the proposed JDCC is anticipated to require 1,040 gallons of drinking water per day; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Community Center; the site is located in the Metropolitan Wastewater Treatment Plant and Nedrow Pump Station service areas;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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, per the Central New York Regional Transportation Authority (CENTRO), South Salina Street has public transit service and bus stops are located nearby; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,

which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery from May 2024, it appears that some trees will be removed as part of the proposed project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation requires the applicant to contact the Department to review South Salina Street (NYS Route 11) access plans and related agreements. 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 applicant is encouraged to coordinate with CENTRO on enhanced facilities to serve the site.
2. The Board encourages the Town and applicant to construct sidewalk connections between the proposed Community Center to the sidewalks along the South Salina Street frontage.
3. The Board encourages the applicant and Town to explore access and/or emergency vehicle access from Pembroke Drive.

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: October 15, 2025

OCPB Case # Z-25-303

- 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 Jon Diaz Community Center and Aldi, Inc. for the property located at 6111 South Salina 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 South Salina Street (Route 11), a state highway, the municipal boundary between the Town of Onondaga and the City of Syracuse, and a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 38,000 sf, 2-story Community Center on a 4.9-acre parcel in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, area variance, and subdivision referrals (Z-25-302, Z-25-304, S-25-33) regarding the proposed Jon Diaz Community Center; and
- WHEREAS, the parcel runs along the east side of South Salina Street near the Town of Onondaga's boundaries with the City of Syracuse and the Onondaga Nation Territory; the area is characterized by a mix of commercial uses along South Salina Street, surrounded by residential neighborhoods; nearby commercial uses include Green Hills Farms, a plaza, McDonald's, and an Auto service center; the southern boundary of the site abuts a residential neighborhood; and
- WHEREAS, the site contains an Aldi grocery store at the front of the parcel with the rear land being vacant; Aldi's parking lots are located at the front and side of the store with access to South Salina Street, a state-owned road, from a driveway at the northwest corner of the site and a cross-connection to the adjacent McDonald's lot; and
- WHEREAS, per the referral notice, the applicant is proposing construction of a 38,000 sf two-story indoor recreational center to the rear of the Aldi grocery store; per the Project Narrative from Costello Cooney & Fearon, PLLC dated 10/1/25, the proposed Jon Diaz Community Center (JDCC) will "include child care services, an indoor weight-lifting gym, indoor track, basketball/paddle courts, an ancillary outdoor playground, and a gymnasium"; per the Layout Plan dated 8/6/25, the building will be constructed near the rear parcel boundary, a 196-space parking lot will be located along the northern parcel boundary, adjacent to the building, and a driveway with a circular pull-out connects the proposed building and parking lot to the Aldi parking lot; sidewalks are depicted connecting areas within the JDCC lot, but not connecting the JDCC to sidewalks along the South Salina Street frontage; a playground area is shown along the south side of the proposed building; a Planting Plan dated

6/27/25 depicts a line of conifers will be installed along the southern site boundary between the site and adjacent residential; trees and plantings will also be installed around the building, driveway, and parking lots; a Photometric Plan dated 6/27/25 was included with the referral materials; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on South Salina Street must meet Department requirements; and

- WHEREAS, per the Subdivision Map dated 7/11/25, the applicant is proposing to subdivide the site into two new lots; New Lot 1A will be 3.233 acres and will comprise the front portion of the property containing the Aldi store and its parking lots; New Lot 1B will be 4.908 acres, will comprise the rear of the site, and will contain the JDCC and its parking lot; and
- WHEREAS, the applicant is requesting two variances to allow the proposed development: to allow zero frontage on South Salina Street when Town Code requires 400' of frontage in a Neighborhood Shopping-Nedrow (NS-N) zoning district, and to allow the proposed JDCC to have 196 parking spaces when Town Code would require 352 parking spaces; and
- WHEREAS, per the Layout Plan, a 24'-wide cross access easement connects the proposed JDCC site with the Aldi driveway to South Salina Street; other easements depicted are a County-owned 20'-wide sanitary sewer easement and 30'-wide Utility Easement along the northern parcel boundary, a 20'x30' signage/access easement along the road frontage, and a 20'-wide Niagara Mohawk Power Corp. Gas Pipeline at the rear of the site; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/25, 4.9 acres of the site will be disturbed by the proposed project; per the Layout Plan, a stormwater facility will be constructed between the JDCC and the Aldi stormwater basin located at the rear of the store;
ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Community Center; a letter from OCWA dated 7/15/25 confirms water service is available to the site; per the EAF, the proposed JDCC is anticipated to require 1,040 gallons of drinking water per day; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Community Center; the site is located in the Metropolitan Wastewater Treatment Plant and Nedrow Pump Station service areas;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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, per the Central New York Regional Transportation Authority (CENTRO), South Salina Street has public transit service and bus stops are located nearby; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,

which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery from May 2024, it appears that some trees will be removed as part of the proposed project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation requires the applicant to contact the Department to review South Salina Street (NYS Route 11) access plans and related agreements. 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 applicant is encouraged to coordinate with CENTRO on enhanced facilities to serve the site.
2. The Board encourages the Town and applicant to construct sidewalk connections between the proposed Community Center to the sidewalks along the South Salina Street frontage.
3. The Board encourages the applicant and Town to explore access and/or emergency vehicle access from Pembroke Drive.

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: October 15, 2025

OCPB Case # Z-25-304

- 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 Onondaga Zoning Board of Appeals at the request of Jon Diaz Community Center and Aldi, Inc. for the property located at 6111 South Salina 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 South Salina Street (Route 11), a state highway, the municipal boundary between the Town of Onondaga and the City of Syracuse, and a NYS Agricultural District; and
- WHEREAS, the applicant is requesting two area variances related to lot frontage and parking in order to allow construction of a 38,000 sf, 2-story Community Center on a 4.9-acre parcel in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-25-302, Z-25-303, S-25-33) regarding the proposed Jon Diaz Community Center; and
- WHEREAS, the parcel runs along the east side of South Salina Street at the northern end of the Town of Onondaga, near its boundaries with the City of Syracuse and the Onondaga Nation Territory; the area is characterized by a mix of commercial uses along South Salina Street, surrounded by residential neighborhoods; nearby commercial include Green Hills Farms, a commercial plaza, McDonald's, and an Auto service center; the southern boundary of the site abuts a residential neighborhood; and
- WHEREAS, the site contains an Aldi grocery store at the front of the parcel with the rear land being vacant; Aldi's parking lots are located at the front and side of the store with access to South Salina Street, a state-owned road, from a driveway at the northwest corner of the site and a cross-connection to the adjacent McDonald's lot; and
- WHEREAS, per the referral notice, the applicant is proposing construction of a 38,000 sf two-story indoor recreational center to the rear of the Aldi grocery store; per the Project Narrative from Costello Cooney & Fearon, PLLC dated 10/1/25, the proposed Jon Diaz Community Center (JDCC) will "include child care services, an indoor weight-lifting gym, indoor track, basketball/paddle courts, an ancillary outdoor playground, and a gymnasium"; per the Layout Plan dated 8/6/25, the building will be constructed near the rear parcel boundary, a 196-space parking lot will be located along the northern parcel boundary, adjacent to the building, and a driveway with a circular pull-out connects the proposed building and parking lot to the Aldi parking lot; sidewalks are depicted connecting areas within the JDCC lot, but not connecting the JDCC to sidewalks along the South Salina Street frontage; a playground area is

shown along the south side of the proposed building; a Planting Plan dated 6/27/25 depicts a line of conifers will be installed along the southern site boundary between the site and adjacent residential; trees and plantings will also be installed around the building, driveway, and parking lots; a Photometric Plan dated 6/27/25 was included with the referral materials; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on South Salina Street must meet Department requirements; and

- WHEREAS, per the Subdivision Map dated 7/11/25, the applicant is proposing to subdivide the site into two new lots; New Lot 1A will be 3.233 acres and will comprise the front portion of the property containing the Aldi store and its parking lots; New Lot 1B will be 4.908 acres, will comprise the rear of the site, and will contain the JDCC and its parking lot; and
- WHEREAS, the applicant is requesting two variances to allow the proposed development: to allow zero frontage on South Salina Street when Town Code requires 400' of frontage in a Neighborhood Shopping-Nedrow (NS-N) zoning district, and to allow the proposed JDCC to have 196 parking spaces when Town Code would require 352 parking spaces; and
- WHEREAS, per the Layout Plan, a 24'-wide cross access easement connects the proposed JDCC site with the Aldi driveway to South Salina Street; other easements depicted are a County-owned 20'-wide sanitary sewer easement and 30'-wide Utility Easement along the northern parcel boundary, a 20'x30' signage/access easement along the road frontage, and a 20'-wide Niagara Mohawk Power Corp. Gas Pipeline at the rear of the site; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/25, 4.9 acres of the site will be disturbed by the proposed project; per the Layout Plan, a stormwater facility will be constructed between the JDCC and the Aldi stormwater basin located at the rear of the store;
ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Community Center; a letter from OCWA dated 7/15/25 confirms water service is available to the site; per the EAF, the proposed JDCC is anticipated to require 1,040 gallons of drinking water per day; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Community Center; the site is located in the Metropolitan Wastewater Treatment Plant and Nedrow Pump Station service areas;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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, per the Central New York Regional Transportation Authority (CENTRO), South Salina Street has public transit service and bus stops are located nearby; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery from May 2024, it appears that some trees will be removed as part of the proposed project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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 requested area variances, but offers the following requirement and comments regarding the development as a whole:

1. The New York State Department of Transportation requires the applicant to contact the Department to review South Salina Street (NYS Route 11) access plans and related agreements. 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 encouraged to coordinate with CENTRO on enhanced facilities to serve the site.
3. The Board encourages the Town and applicant to construct sidewalk connections between the proposed Community Center to the sidewalks along the South Salina Street frontage.
4. The Board encourages the applicant and Town to explore access and/or emergency vehicle access from Pembroke Drive.

The motion was made by Renee Dellas 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; 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: October 15, 2025

OCPB Case # Z-25-308

- 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 DeWitt Town Board at the request of Town of DeWitt 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 to amend Local Law No. 6 of 2008 to amend the Code of the Town of DeWitt to include a modified definition of "Retail Store", new definitions of "Shopping Center" and "Grocery Store", and to remove "Warehousing, self-storage" as a permitted use in High Tech 192-56; and
- WHEREAS, the DeWitt Town Board is considering a local law to amend the definition of a Retail Store, which is currently defined as "[a] premises in which goods or commodities are sold, leased or rented directly to the public;" the town is proposing the following definition; "[a] premises in which goods, commodities, or personal services are sold, leased or rented directly to the public, but not including a Grocery store;" and
- WHEREAS, the Town is proposing to amend the Town Code to introduce a definition of a Shopping Center, which shall be defined as "[a] multi-tenant structure or more than one single-use structure, which consist of primarily retail stores and contain only those individual and specific uses that are permitted in the underlying zoning district in which the structure(s) are located, and which uses and structures share access, parking, and other related services;" and
- WHEREAS, the Town is proposing to amend the Town Code to introduce a definition of a Grocery Store, which shall be defined as "[a] structure or use, the primary function of which is the sale of food and staple goods to the general public, and which has a gross floor area of greater than 4,000 square feet;" and
- WHEREAS, the Town is proposing to amend §192-41 of the Town Code regulating Special Business Transitional Districts, §192-45 of the Town Code regulating Business Transitional Districts to add grocery stores and shopping centers to specific permit uses within a Special Business Transitional District and Business Transitional District; and
- WHEREAS, the Town is proposing to amend §192-48 of the Town Code regulating Business Districts to add grocery stores and shopping centers to permitted structures and uses within a Business District; and
- WHEREAS, the Town is proposing Modifying §192-103(D) of the Town Code required parking spaces schedule; the Town is proposing replacing "stores and shopping centers" with "retail stores, grocery stores and shopping centers," the Town is proposing that retail stores, grocery stores and shopping centers with a footprint of 0 square feet to 50,000 square feet of gross floor area shall require 1 parking space for every 150 square feet of gross floor area; such

uses with a footprint between 50,000 square feet to 150,000 square feet of gross floor area shall require 333 parking spaces, plus 1 parking space for every 165 square feet of gross floor area in excess of 50,000 square feet; such uses with a footprint 150,000 square feet to 400,000 square feet of gross floor area shall require 939 parking spaces, plus 1 parking space for every 270 square feet of gross floor area in excess of 150,000 square feet; and, such uses with a footprint of 400,000 square feet of gross floor area and up shall require 1,865 parking spaces, plus 1 parking space for every 285 square feet of gross floor area in excess of 400,000 square feet; and

WHEREAS, the Town is proposing modifying §192-103(E)(2) of the Town Code by replacing “stores and shopping centers use” with “for retail stores and shopping centers use,” to allow that “up to 25% of the parking spaces required in this section for retail stores and shopping centers use, that are greater than 10,000 square feet in gross floor area, and office use may be landscaped and reserved for future parking upon approval of the Planning Board; and

WHEREAS, the Town is proposing a modification to the Town Code to remove the allowable use of “Warehousing, self-storage” from the High Tech Zoning District; 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; the Town is proposing a modification to the Town Code to remove the allowable use of “Warehousing, self-storage” from the High Tech Zoning District; 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 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: October 15, 2025

OCPB Case # Z-25-309

- 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 Skaneateles Planning Board at the request of 1938 West Lake Road LLC for the property located at 1938/1928 West Lake Rd; 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 Lake Road (Route 41A) and Lacy Road (Route 359), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing an expansion of the Skaneateles Marina to include an additional parcel to construct a parking lot and stormwater infrastructure on two parcels totaling 2 acres in a Rural Farming and Forest (RF) and Lake Watershed Overlay Zoning Districts (LWOD); and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-310) to amend the existing special permit for the Marina; the Board previously recommended Modification of a special permit referral (Z-18-68) to allow vehicle parking and 105 temporary boat slips at the Marina, advising the applicant that per Skaneateles Watershed Rules and Regulations, the applicant must consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing the project; the Board also encouraged the Town to reduce parking requirements at the site and encouraged the applicant to coordinate with the New York State Department of Transportation (NYSDOT) regarding the project; and
- WHEREAS, the site is located on West Lake Road, a state road, and abuts Skaneateles Lake to the east; the site has additional frontage on Lacy Road (local Fire Lane 44) and contains the Skaneateles Marina and an adjacent residential parcel to the south; surrounding land uses are primarily residential; and
- WHEREAS, per aerial imagery from May 2024, the site is comprised of two parcels, the northern parcel contains an existing two-story concrete block building (marina offices/repair/store) and two open metal sheds; there is a concrete ramp and dock on the lake; the remainder of the site is mostly covered by a gravel parking area; the site has two access points to Lacy Road; the southern parcel contains a residential structure and driveway on the site's West Lake Road frontage; the remainder of the site is covered by lawn used as outdoor storage for floating docks to be used during boating season and boats by the Skaneateles Marina; and
- WHEREAS, per the referral notice, the applicant is proposing to merge of the two parcels comprising the site resulting in a conforming lot and allowing expansion of the marina into the southern parcel; expanding the marina will include removing the existing dwelling; per the Proposed Site Plan During Boating Season dated 10/1/25, the southern parcel proposes to retain the existing driveway to West Lake Road, leading to a 69-space gravel parking lot which will cover most of

the parcel; the parking lot will connect to the existing marina; the Proposed Site Plan shows aluminum fencing will be extended along the West Lake Road frontage; conifers will be installed between the fencing and the road; per aerial imagery, a row of conifers screens the site from the adjacent residential to the south;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Lake Road must meet Department requirements; and

- WHEREAS, per the Interim Seasonal Dock Storage Plan (2025-2026), the floating docks will be stacked and stored on the eastern side of the parking lot; it is not clear if this will be the permanent storage location for seasonal docks during non-boating season or if this is the storage plan for just the 2025-2026 non-boating season; and
- WHEREAS, per the referral materials, the two parcels comprising the site will be combined into a 1.74-acre lot; the Lot Combination was not referred to this Board; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/1/25, 0.84 acres of the site will be disturbed by the proposed project; the proposal result in the increase of 0.62 acres of impermeable surface on site; swales will be constructed along the northern and southern sides of the parking lot along with subsurface stormwater storage to be installed under the new lot which will drain into Skaneateles Lake; a Stormwater Pollution Prevention Plan (SWPPP) prepared by TDK Engineering Associates, PC dated 10/1/25 was included with the referral materials; a copy of a NYS Department of Environmental Conservation (NYSDEC) SPDES General Permit dated 4/23/25 with an effective date of 5/11/25 and expiration date of 5/10/35 was included with the referral materials; and
- WHEREAS, per the referral notice, the site is served by drinking water and no changes to the current infrastructure are proposed; and
- WHEREAS, per a previous referral, the existing marina building is served by an existing individual septic system and no changes are proposed; the location of the septic tank and field is unclear; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lakefront portion of the site is minimally located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five 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, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
- ADVISORY NOTE: NYS regulations require the applicant and/or municipality is to contact the NYS Historic Preservation Office to determine if the project

should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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 West Lake 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. Per the New York State Department of Transportation, no direct access to NYS Route 41A (West Lake Road) will be permitted. The applicant must modify the site plan to remove the driveway from site plan.
3. The Board notes it appears this parking-intensive site drains directly to the lake. The Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project.

The Board offers the following comment:

New York State Department of Transportation advises no parking is allowed along NYS Route 41A (West Lake Road). The Town is encouraged to ensure the site plan meets all needs and requirements for the planned use of the 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: October 15, 2025

OCPB Case # Z-25-310

- 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 Skaneateles Planning Board at the request of 1938 West Lake Road LLC for the property located at 1938/1928 West Lake Rd; 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 Lake Road (Route 41A) and Lacy Road (Route 359), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a modification of an existing special permit for the Skaneateles Marina on two parcels totaling 2 acres in a Rural Farming and Forest (RF) and Lake Watershed Overlay Zoning Districts (LWOD); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-309) to allow expansion of the Marina including construction of a gravel parking lot and the addition of stormwater infrastructure and landscaping; the Board previously recommended Modification of a special permit referral (Z-18-68) to allow vehicle parking and 105 temporary boat slips at the Marina, advising the applicant that per Skaneateles Watershed Rules and Regulations, the applicant must consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing the project; the Board also encouraged the Town to reduce parking requirements at the site and encouraged the applicant to coordinate with the New York State Department of Transportation (NYSDOT) regarding the project; and
- WHEREAS, the site is located on West Lake Road, a state road, and abuts Skaneateles Lake to the east; the site has additional frontage on Lacy Road (local Fire Lane 44) and contains the Skaneateles Marina and an adjacent residential parcel to the south; surrounding land uses are primarily residential; and
- WHEREAS, per aerial imagery from May 2024, the site is comprised of two parcels, the northern parcel contains an existing two-story concrete block building (marina offices/repair/store) and two open metal sheds; there is a concrete ramp and dock on the lake; the remainder of the site is mostly covered by a gravel parking area; the site has two access points to Lacy Road; the southern parcel contains a residential structure and driveway on the site's West Lake Road frontage; the remainder of the site is covered by lawn used as outdoor storage for floating docks to be used during boating season and boats by the Skaneateles Marina; and
- WHEREAS, per the referral notice, the applicant is proposing to merge of the two parcels comprising the site resulting in a conforming lot and allowing expansion of the marina into the southern parcel; expanding the marina will include removing the existing dwelling; per the Proposed Site Plan During Boating Season dated 10/1/25, the southern parcel proposes to retain the existing driveway to West

Lake Road, leading to a 69-space gravel parking lot which will cover most of the parcel; the parking lot will connect to the existing marina; the Proposed Site Plan shows aluminum fencing will be extended along the West Lake Road frontage; conifers will be installed between the fencing and the road; per aerial imagery, a row of conifers screens the site from the adjacent residential to the south;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Lake Road must meet Department requirements; and

WHEREAS, per the Interim Seasonal Dock Storage Plan (2025-2026), the floating docks will be stacked and stored on the eastern side of the parking lot; it is not clear if this will be the permanent storage location for seasonal docks during non-boating season or if this is the storage plan for just the 2025-2026 non-boating season; and

WHEREAS, per the referral materials, the two parcels comprising the site will be combined into a 1.74-acre lot; the Lot Combination was not referred to this Board; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/1/25, 0.84 acres of the site will be disturbed by the proposed project; the proposal result in the increase of 0.62 acres of impermeable surface on site; swales will be constructed along the northern and southern sides of the parking lot along with subsurface stormwater storage to be installed under the new lot which will drain into Skaneateles Lake; a Stormwater Pollution Prevention Plan (SWPPP) prepared by TDK Engineering Associates, PC dated 10/1/25 was included with the referral materials; a copy of a NYS Department of Environmental Conservation (NYSDEC) SPDES General Permit dated 4/23/25 with an effective date of 5/11/25 and expiration date of 5/10/35 was included with the referral materials; and

WHEREAS, per the referral notice, the site is served by drinking water and no changes to the current infrastructure are proposed; and

WHEREAS, per a previous referral, the existing marina building is served by an existing individual septic system and no changes are proposed; the location of the septic tank and field is unclear; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lakefront portion of the site is minimally located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five 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, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;

ADVISORY NOTE: NYS regulations require the applicant and/or municipality

is to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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 West Lake 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. Per the New York State Department of Transportation, no direct access to NYS Route 41A (West Lake Road) will be permitted. The applicant must modify the site plan to remove the driveway from site plan.
3. The Board notes it appears this parking-intensive site drains directly to the lake. The Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project.

The Board offers the following comment:

New York State Department of Transportation advises no parking is allowed along NYS Route 41A. The Town is encouraged to ensure the site plan meets all needs and requirements for the planned use of the 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: October 15, 2025

OCPB Case # Z-25-311

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of James Nichols/Lands of Nichols LD LLC for the property located at 7240 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (Route 91), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to change zoning on five parcels covering 9.61 acres from Recreation (Rec-1) and Limited Use / Restaurant (LuC-2) zoning to the Regional Commercial (RC-1) zoning to allow the combination of multiple parcels to allow future development of the Sharkey's restaurant complex; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site, Sharkey's Bar and Grill, most recently offering No Position with Comment on a site plan referral (Z-21-126) to modify use of an existing pavilion; the Board encouraged the Towns of Salina and Clay and the applicant to work with Onondaga County Department of Transportation (OCDOT) to consider a long-term access management and parking strategy for this area, encouraging coordination between the applicant and both Towns to ensure all requirements were met for both municipalities, encouraging green infrastructure on site, and encouraging the municipalities to ensure all appropriate access easements and parking agreements were in place for any shared driveways and parking areas; multiple previous referrals were regarding a proposed 84,000 square foot indoor sports center building which was never constructed, offering No Position on an area variance referral (Z-16-122), recommending Modification of a site plan referral (Z-16-88), and No Position with Comment on a zone change referral (Z-15-297) to change zoning on a portion of the site to Recreation (Rec-1), with the Board expressing concerns regarding traffic, drainage, and wastewater disposal plans; in 2012 the Board recommended modification of concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant, with similar considerations; and
- WHEREAS, the site consists of five parcels, four of which are landlocked and set back from Oswego Road (County Route 91); the site contains a portion of the Sharkey's Bar and Grill complex on the southern parcels with some vacant land to the north; Sharkey's complex occupies additional parcels located in the neighboring Town of Salina; the Sharkey's complex includes the restaurant building, a pavilion, and numerous outdoor volley ball courts and hosts concerts, shows, and tournaments; surrounding land uses include retail, offices, and several residential buildings along Oswego Road and an Amazon facility to the east;

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

WHEREAS, the applicant is proposing to change the zoning on five parcels under the same ownership to RC-1 to allow a lot combination; per the Town Code the intent of RC-1 is to “allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner.” And “this district shall emphasize design to ensure compatibility with adjoining properties, land uses, public facilities and environmental features”; per the Environmental Assessment Form (EAF) dated 8/13/2025, the goal of the eventual lot combination is to bring the site “into conformance with current zoning classifications”; no changes to the site are proposed at this time; the lot combination has not been referred at this time;

WHEREAS, per two land surveys, No. 7286 Liverpool – Oswego Road dated 1/27/20 and Nos. 7264 & 7274 Liverpool – Oswego Road dated 1/27/20, a special permit area is indicated at the rear of the three northern parcels as a “Bocce Ball Area”; per aerial imagery, this area has not yet been developed and a special permit application has not been reviewed by or referred to this Board; it is not clear if the inclusion of these surveys indicates this area will be a future or proposed special permit use and will be developed as a “Bocce Ball Area”; and

WHEREAS, the EAF included with the referral materials was not completed; stormwater, environmental, and project site details are not addressed; and

WHEREAS, per the referral notice, the site has municipal water connections and a new connection to public drinking water is proposed; it is not clear where the proposed connection will be installed;
ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site has municipal sewer service and a new connection to public sewers is proposed; it is not clear where the proposed connection will be installed; the site is located in the Wetzel Road Wastewater Treatment Plant service area;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 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 some trees are present in the undeveloped area of the site, but no site clearing is 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

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:

The Board offers the following comments and requirements for any future development of the site:

1. The requested zone change represents a significant change in the scale and types of allowable uses on this nearly 10 to 15-acre site. The Town is encouraged to carefully consider the appropriateness of the RC-1 district to accommodate planned activities on site, to minimize potential infrastructure, neighboring use and community impacts which may arise from a rezoning of this size and scale. Coordination with the Town of Salina on this split-zoned site is also recommended, prior to action on the zone change request.

2. For any future development activity on site, the Onondaga County Department of Transportation advises the applicant to contact the Department to discuss any development plans, submission requirements and permitting details, for any future work at the site. Any modifications required by the Department must be reflected on the project plans prior to or as a condition of municipal approval.

The Department notes that all access to Oswego Road must conform to commercial driveway standards and obtain permits for any work within the County's right-of-way. The municipality is further advised to ensure appropriate access agreements are in place for any shared driveways on Oswego Road.

The motion was made by Renee Dellas 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; 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: October 15, 2025

OCPB Case # Z-25-312

- 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 Brian Bouchard for the property located at 305, 309, 315-21, and 325-45 South Warren 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 the Onondaga County Public Library, a public facility on county-owned land and the Carnegie Building, a county-owned building; and
- WHEREAS, the applicant is proposing demolition of an existing parking garage and construction of a new 10-story, 248-room hotel and convention center with indoor parking (The Onondaga); and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-25-34) to combine the parcels comprising the site into one new 1.08-acre lot; and
- WHEREAS, the Board has reviewed multiple referrals regarding the subject parcels including holding No Position on site plan and subdivision referrals (Z-19-282 and S-19-59) to renovate existing buildings on two parcels to convert them to mixed use (the buildings have since been demolished); previously the Board reviewed site plan referrals (Z-10-302 and Z-10-41) to renovate the existing parking garage and update storefronts on a now-demolished building, providing a comment encouraging appropriate pedestrian infrastructure; and
- WHEREAS, the site is located on South Warren Street in downtown Syracuse; the site is comprised of four parcels, three of which contain a small park and music installation and the fourth a large parking garage which has been closed to use due to its deteriorating condition; and
- WHEREAS, per the referral materials, the applicant is proposing to demolish the existing garage and construct a 10-story hotel and convention center to contain 340 interior parking spaces on the 1st to 4th floors, 240-248 guest rooms on the 5th through 9th floors, and a convention center on the 10th floor; per the Environmental Assessment Form (EAF) dated 1/17/25, the building will also contain retail space and a restaurant; per the Site Layout Plan dated 8/27/25, the proposed 39,700 sf building will cover most of the proposed combined parcel and the sidewalk will be expanded and new street trees will be installed; and
- WHEREAS, per the Final Plan Warren Garage Holdings, LLC dated 2/5/25, the proposed combined lot will be New Lot 1000, 1.08 acres; the Final Plan shows an easement that connects and provides wheelchair access from Warren Street to the rear of the YMCA building fronting on Montgomery Street; and
- WHEREAS, per the EAF, 100% of the site will be disturbed by the proposed project and "runoff will be collected through a closed pipe system and routed to a

proposed onsite stormwater management facility before discharging to existing utilities in the street”;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the building; per the EAF, the hotel and convention center are anticipated to require 30,000 gallons of drinking water per day; and

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

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 project is within 2,000 feet of multiple sites (IDs: C734162, 734060, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Peregrine falcon, 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 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; this project must be reviewed by the Syracuse Landmark Preservation Board; 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 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: October 15, 2025

OCPB Case # Z-25-313

- 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 Jan Meinen - Heidelberg Materials for the property located at 411 Spencer Street and 421 Spencer 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to modify and restart operation of a former concrete batch plant, and occupy an adjacent building for related offices and laboratory space, on two parcels totaling 2.816 acres in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board is reviewing three concurrent referrals for the project; referrals include a site plan referral (Z-25-313) to modify and restart operation of a concrete batch plant on the site; a special permit application (Z-25-314) to allow operation of the concrete plant under the category of "General, Manufacturing"; and a subdivision referral (S-25-35) to combine the two lots comprising the site into New Lot 1A, 2.816 acres (Resubdivision Map New Lot 1A of City Block 420 dated 8/15/25); and
- WHEREAS, the Board previously offered No Position with Comment on multiple referrals regarding a telecommunication tower sited on the parcel (Z-10-157, Z-11-278, Z-14-223, Z-14-334, Z-16-116, and Z-21-309, Z-23-312); and
- WHEREAS, the site is located in the Lakefront Development area of the City of Syracuse, an area transitioning from former industrial and commercial uses to mixed residential, office, tourism, and recreation based land uses; neighboring uses include a self-storage facility, Syracuse Parks Department offices, restaurants and offices; nearby land uses include single-family residences occurring within one block of the site and multi-family buildings occurring within two blocks of the site; Onondaga Creek, the Creekwalk, and the Inner Harbor (Barge Canal Harbor and inlet to Onondaga Lake) also occur near the site; Interstate 690 abuts the site to the west; and
- WHEREAS, per aerial imagery from May 2024, the site is comprised of two parcels; a 0.393-acre lot occurs at the intersection of Van Rensselaer and Spencer Streets, both City streets, and contains a one-story metal building with a small gravel area in front used for parking; the adjacent parcel is 2.423 acres and contains the existing concrete plant building, unused for several years and in poor condition, along the Spencer Street frontage, as well as gravel and outdoor storage areas and a telecommunications tower within a leased area on site; and
- WHEREAS, per the Project Narrative dated 8/18/25, and Supplemental Narrative received 10/8/25, the applicant is proposing to repair and reuse the existing concrete

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E-mail Address: countyplanning@ongov.net

plant to produce ready-mix concrete, add offices and laboratory space in an existing adjacent building, store bulk chemicals and aggregate on site in existing and new storage areas, and construct a truck washing facility; operational hours will be Monday through Friday (24 hours) and Weekend and Public Holidays (6am to 6pm); and

WHEREAS, according to the narratives and Site Layout Plan dated 8/20/25, the site currently contains two connected concrete batch plants and related machinery; one of the plants and its related hopper, overhead conveyor belt, vault, and portions of the building will be removed; the remaining building will be repaired and repainted and “dust collection systems including a reverse air system and modern bag-house filters for silos, will be installed”; and

WHEREAS, the Site Plan shows the frontage of the site will be fully fenced (6’ chain link), with gated driveway access in two locations along Spencer Street; a rear gravel drive to Leavenworth also occurs informally; 23 parking spaces are proposed; a Traffic Operations Review dated 9/9/25 was included with the referral materials; per the Environmental Assessment Form (EAF) dated 9/10/25, the applicant anticipates 208 trips per day by concrete mix trucks and dump trucks; the Review document notes that most incoming trips will arrive via the nearby I-690/Geddes Street interchange; however, a significant number of outgoing trips will utilize streets within the Lakefront Area for outgoing trips and to access Interstate 81; and

WHEREAS, referral materials did not indicate any changes within the right-of-way (currently in poor condition with broken concrete/asphalt and no sidewalk), nor any landscaping or lighting plans; correspondence from the City of Syracuse indicates existing trees and periphery shrubs will be maintained; per the Environmental Assessment Form (EAF) dated 9/10/25, stormwater will be managed via “onsite stormwater management to city storm drainage system”; it is unclear what on-site stormwater management is provided; and what volume of truck wash or filtered waste water will be directed to the storm drainage system;

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that will create stormwater discharges associated with industrial activity 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, bulk chemical storage areas are to be on site, for diesel fuel and Admixtures (liquid additives); liquid cement will be transferred directly from tanker trucks into sealed silos upon delivery; per the Project Narrative, “the facility is exempt from NYSDEC (and, by extension, USEPA) air quality permitting due to its operational characteristics/emission control equipment in place”; the narrative notes controls noted to be substandard will be upgraded prior to restart; the Supplemental Narrative indicates no odors will be produced; limited information was provided relative to noise, indicating a concrete batch plant has a Lmax at 50 feet of 83 dBA; no analysis of impacts to nearby land uses was provided, and no analysis of truck noise impacts was provided; and

WHEREAS, per the referral notice, the site is served by public drinking water (City of Syracuse water supply) and per the EAF, the site is anticipated to require 50,000 gallons of drinking water per day; municipal water will be utilized in the cement production process, and may be stored in dedicated tanks, with process water to be collected, filtered, and recycled on-site for reuse in

concrete production; a closed-loop truck rinse station is also proposed at the rear of the site, with rinse water to be captured, filtered and recycled into the plant's process water supply; solids from the rinse station are recycled or returned to quarries; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the site is anticipated to generate 500 gallons of sanitary wastewater per day, presumably only from office and laboratory facilities;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the project is within 2,000 feet of multiple sites (IDs: 734060, 734020, C734088, C734143, C734088A, C734150, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 City may want to ensure a deep understanding of the planning that has taken place in this area to be sure that the use being proposed on this site is congruent with the planning that has taken place and with the MX-2 Neighborhood Center zoning district.

- The uses being proposed for this site have the potential of creating additional noise, dust, truck traffic, longer hours of operation and other similar effects which may not be compatible with either the existing and planned uses in and around this site or the marketability of these uses.
- While building maintenance is a stated undertaking in this project it appears that there are only minimal other enhancements to the overall site. Other enhancements that could be explored by the City include improvements in the right of way, additional natural and other screening and the addressing of any inconsistencies to ensure that the proposed use fits within the existing and planned uses in and around the site.
- According to the documents submitted, the proposed use will generate an increased volume of heavy vehicle traffic, which can negatively impact the condition of roadways, and will place truck traffic within mixed-use neighborhoods and tourism districts.
- Prior to consideration of these applications, the City is encouraged to request additional information regarding noise impacts from the facility as well as trucks, dust from exterior operations, storage of potentially dangerous bulk

chemicals, road surface impacts and mitigation, traffic impacts for local routes, stormwater management, and inspection/verification of air quality controls.

The motion was made by Mike LaFlair and seconded by Kevin Casserino. 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: October 15, 2025

OCPB Case # Z-25-314

- 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 City of Syracuse Planning Commission at the request of Jan Meinen - Heidelberg Materials for the property located at 411 Spencer Street and 421 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special use permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to modify and restart operation of a former concrete batch plant, and occupy an adjacent building for related offices and laboratory space, on two parcels totaling 2.816 acres in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board is reviewing three concurrent referrals for the project; referrals include a site plan referral (Z-25-313) to modify and restart operation of a concrete batch plant on the site; a special permit application (Z-25-314) to allow operation of the concrete plant under the category of "General, Manufacturing"; and a subdivision referral (S-25-35) to combine the two lots comprising the site into New Lot 1A, 2.816 acres (Resubdivision Map New Lot 1A of City Block 420 dated 8/15/25); and
- WHEREAS, the Board previously offered No Position with Comment on multiple referrals regarding a telecommunication tower sited on the parcel (Z-10-157, Z-11-278, Z-14-223, Z-14-334, Z-16-116, and Z-21-309, Z-23-312); and
- WHEREAS, the site is located in the Lakefront Development area of the City of Syracuse, an area transitioning from former industrial and commercial uses to mixed residential, office, tourism, and recreation based land uses; neighboring uses include a self-storage facility, Syracuse Parks Department offices, restaurants and offices; nearby land uses include single-family residences occurring within one block of the site and multi-family buildings occurring within two blocks of the site; Onondaga Creek, the Creekwalk, and the Inner Harbor (Barge Canal Harbor and inlet to Onondaga Lake) also occur near the site; Interstate 690 abuts the site to the west; and
- WHEREAS, per aerial imagery from May 2024, the site is comprised of two parcels; a 0.393-acre lot occurs at the intersection of Van Rensselaer and Spencer Streets, both City streets, and contains a one-story metal building with a small gravel area in front used for parking; the adjacent parcel is 2.423 acres and contains the existing concrete plant building, unused for several years and in poor condition, along the Spencer Street frontage, as well as gravel and outdoor storage areas and a telecommunications tower within a leased area on site; and
- WHEREAS, per the Project Narrative dated 8/18/25, and Supplemental Narrative received 10/8/25, the applicant is proposing to repair and reuse the existing concrete

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E-mail Address: countyplanning@ongov.net

plant to produce ready-mix concrete, add offices and laboratory space in an existing adjacent building, store bulk chemicals and aggregate on site in existing and new storage areas, and construct a truck washing facility; operational hours will be Monday through Friday (24 hours) and Weekend and Public Holidays (6am to 6pm); and

WHEREAS, according to the narratives and Site Layout Plan dated 8/20/25, the site currently contains two connected concrete batch plants and related machinery; one of the plants and its related hopper, overhead conveyor belt, vault, and portions of the building will be removed; the remaining building will be repaired and repainted and “dust collection systems including a reverse air system and modern bag-house filters for silos, will be installed”; and

WHEREAS, the Site Plan shows the frontage of the site will be fully fenced (6’ chain link), with gated driveway access in two locations along Spencer Street; a rear gravel drive to Leavenworth also occurs informally; 23 parking spaces are proposed; a Traffic Operations Review dated 9/9/25 was included with the referral materials; per the Environmental Assessment Form (EAF) dated 9/10/25, the applicant anticipates 208 trips per day by concrete mix trucks and dump trucks; the Review document notes that most incoming trips will arrive via the nearby I-690/Geddes Street interchange; however, a significant number of outgoing trips will utilize streets within the Lakefront Area for outgoing trips and to access Interstate 81; and

WHEREAS, referral materials did not indicate any changes within the right-of-way (currently in poor condition with broken concrete/asphalt and no sidewalk), nor any landscaping or lighting plans; correspondence from the City of Syracuse indicates existing trees and periphery shrubs will be maintained; per the Environmental Assessment Form (EAF) dated 9/10/25, stormwater will be managed via “onsite stormwater management to city storm drainage system”; it is unclear what on-site stormwater management is provided; and what volume of truck wash or filtered waste water will be directed to the storm drainage system;

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that will create stormwater discharges associated with industrial activity 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, bulk chemical storage areas are to be on site, for diesel fuel and Admixtures (liquid additives); liquid cement will be transferred directly from tanker trucks into sealed silos upon delivery; per the Project Narrative, “the facility is exempt from NYSDEC (and, by extension, USEPA) air quality permitting due to its operational characteristics/emission control equipment in place”; the narrative notes controls noted to be substandard will be upgraded prior to restart; the Supplemental Narrative indicates no odors will be produced; limited information was provided relative to noise, indicating a concrete batch plant has a Lmax at 50 feet of 83 dBA; no analysis of impacts to nearby land uses was provided, and no analysis of truck noise impacts was provided; and

WHEREAS, per the referral notice, the site is served by public drinking water (City of Syracuse water supply) and per the EAF, the site is anticipated to require 50,000 gallons of drinking water per day; municipal water will be utilized in the cement production process, and may be stored in dedicated tanks, with process water to be collected, filtered, and recycled on-site for reuse in

concrete production; a closed-loop truck rinse station is also proposed at the rear of the site, with rinse water to be captured, filtered and recycled into the plant's process water supply; solids from the rinse station are recycled or returned to quarries; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the site is anticipated to generate 500 gallons of sanitary wastewater per day, presumably only from office and laboratory facilities;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the project is within 2,000 feet of multiple sites (IDs: 734060, 734020, C734088, C734143, C734088A, C734150, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 City may want to ensure a deep understanding of the planning that has taken place in this area to be sure that the use being proposed on this site is congruent with the planning that has taken place and with the MX-2 Neighborhood Center zoning district.

- The uses being proposed for this site have the potential of creating additional noise, dust, truck traffic, longer hours of operation and other similar effects which may not be compatible with either the existing and planned uses in and around this site or the marketability of these uses.
- While building maintenance is a stated undertaking in this project it appears that there are only minimal other enhancements to the overall site. Other enhancements that could be explored by the City include improvements in the right of way, additional natural and other screening and the addressing of any inconsistencies to ensure that the proposed use fits within the existing and planned uses in and around the site.
- According to the documents submitted, the proposed use will generate an increased volume of heavy vehicle traffic, which can negatively impact the condition of roadways, and will place truck traffic within mixed-use neighborhoods and tourism districts.
- Prior to consideration of these applications, the City is encouraged to request additional information regarding noise impacts from the facility as well as trucks, dust from exterior operations, storage of potentially dangerous bulk

chemicals, road surface impacts and mitigation, traffic impacts for local routes, stormwater management, and inspection/verification of air quality controls.

The motion was made by Mike LaFlair and seconded by Kevin Casserino. 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.

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J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 15, 2025

OCPB Case # Z-25-315

- 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 Baldwinsville Planning Board at the request of Kyle Proia for the property located at 5 Mechanic 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 East Genesee Street (NYS Route 31), a state highway; and
- WHEREAS, the applicant is proposing construction of a new 2-story building with site improvements on a 0.21-acre parcel in a Business (B-2) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-06-145) to place multiple parcels, including the subject parcel, in a Business (B-1) zoning district; the Board provided recommendations for a then-proposed commercial office building, encouraging adequate drainage, screening the site from adjacent residential, and the combination of the parcels comprising the site; and
- WHEREAS, the site is located in the central business district of the Village of Baldwinsville, between the commercial along East Genesee Street and residential neighborhoods to the north; a commercial plaza containing a bowling alley, a dry cleaners, and convenience store abuts the site to the south and residential abuts the site to the north; and
- WHEREAS, the site appears to be a former residential parcel and contains a two-story building to contain a tattoo shop; the site has sidewalks along the road frontage; and
- WHEREAS, per the Tymeless Tattoo New Building Site Plan & Notes dated 5/16/23, the applicant proposes construction of a 3,280 sf building with driveway from Mechanic Street; the driveway leads along the north side of the house to a 7-space parking lot; a 6'-high privacy fence will screen the parking lot from adjacent residential; per Google StreetView, the building has been constructed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/2/25, a 50x180' area (0.2 acres) of the site will be disturbed by the proposed project and stormwater will be mitigated by a "dry well at the back of parking lot"; and
- WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the building;
- ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the EAF, a new connection to public sewers is proposed for the building; the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service area;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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 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 and may consequently be acted on solely by the referring board.

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.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Town of Clay Zoning Board of Appeals

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

Troy Waffner
Director

DATE: 10/8/2025

RE: Administrative Review – Northside Baptist Church Area Variance

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>.

CASE NUMBER: Z-25-295

REFERRING BOARD: Town of Clay Zoning Board of Appeals

DATE RECEIVED: 9/22/2025

TYPE OF ACTION: Area Variance

APPLICANT: Northside Baptist Church

LOCATION: 7965 Oswego Road

WITHIN 500' OF: Oswego Road (County Route 91)

TAX ID(s): 080.-01-02.1

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

Project Summary:

The applicant is requesting an area variance for a reduced rear yard setback of 35 feet, where 50 feet is required for an expansion to an existing church facility, on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning district.

The site is a church parcel located at the southern end of the Seneca Mall parking lot, along the Gettman Road frontage and visible from the Oswego Road frontage. Per the Northside Church Site Improvements Plan dated 9/4/25, the site contains a small parking lot dedicated to church-use and contains a portion of the mall parking lot, totaling 155 spaces for use by the church. The site has direct driveway access to Gettman Road and access to Oswego Road via the mall parking lot.

The church is proposing construction of an 18,877 sf expansion to the rear of the building, near the southwest corner of the site. Per the Site Improvements Plan, a small portion of the proposed expansion

encroaches on the required 50'-rear setback and the applicant is requesting a 35'-rear yard setback to allow the expansion. The rear site boundary abuts the mall parking lot.

Per the referral notice, the church has existing connections to public drinking water and sewer service. Per the Environmental Assessment Form (EAF) dated 9/2/25, new connections for the church expansion are proposed. The site is located in the Wetzel Road Wastewater Treatment Plant service area.

Advisory Note(s):

1. OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
2. The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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):

Every municipal review provides the opportunity to improve community and site appearance and the applicant and the municipality are encouraged to increase plantings and add landscaping along the road frontages and around the perimeter of the site.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board

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

DATE: 10/8/2025

RE: Administrative Review – Verizon 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-25-297

REFERRING BOARD: Town of DeWitt Planning Board

DATE RECEIVED: 9/25/2025

TYPE OF ACTION: Site Plan

APPLICANT: Verizon

LOCATION: 6360 Thompson Road

WITHIN 500' OF: Thompson Road (NYS Route 635)

TAX ID(s): 032.-02-03.0

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

Project Summary:

The applicant is proposing construction of a 6' chain link and barbed wire fence with gates at an existing 27.14-acre Verizon facility in an Industrial zoning district. The site is an existing Verizon facility located along Thompson Road, just south of Carrier Circle and the Carrier Corporation campus. The site abuts Carrier Park, a town-owned park facility, to the east and a residential neighborhood to the south. The site contains a large, existing two-story building for Verizon at the front of the site and two interconnected asphalt parking areas at the rear of the site, one on the north side of the building and one behind it (east side). There are two tarvia drives on Thompson Road, a state road, one each along the north and south lot lines of the site. The northern drive also serves the adjacent commercial and manufacturing buildings and the Carrier Corporation campus. The southern drive serves a small parking lot at the front of the site. The site contains an additional tarvia drive that runs the length of the rear lot line, providing access to Grover Street, a local road to the south, and serving the site, Carrier Corporation campus, and Carrier Park.

Existing chain link fencing separates the facility and parking lot from the northern internal road and the Carrier campus. The applicant is proposing to install gates across the two parking lot entrances to the northern internal road and install fencing to connecting existing sections of fencing to fully secure the Verizon facility. Per the referral materials, the fence and gates will be 6'-high with 1' of barbed wire at the top. It appears the remainder of the site is surrounded by fencing and the proposed fence sections and gates will complete the perimeter. No other site changes are proposed.

Advisory Note(s):

Per the NYS Department of Transportation, no additional access to Thompson Road will be permitted.

Recommendation: No Position

DRAFT

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board

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

DATE: 10/8/2025

RE: Administrative Review – Charter Communications Fence 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-25-298

REFERRING BOARD: Town of DeWitt Planning Board

DATE RECEIVED: 9/26/2025

TYPE OF ACTION: Site Plan

APPLICANT: Charter Communications

LOCATION: 6350 Court Street Road

WITHIN 500' OF: NYS Route 298

TAX ID(s): 025.-05-22.1

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

Project Summary:

The applicant is proposing construction of a perimeter fence at an existing Charter Communications facility on an 11.68-acre facility in an Industrial zoning district. The site is located in the commercial area east of Carrier Circle, between NYS Route 298 and the NYS Thruway. Neighboring uses include multiple hotels, medical and dental offices, and office buildings. The site contains an office building at the center of the site, surrounded by parking lots and internal roads with full-access driveways to Old Collamer Road South and Court Street Road, both local roads.

Per the Site Layout Plan dated 9/25/25, fencing will be installed around the perimeter of the property with automatic gates across the two entrances to the site. A 4'-high decorative fence will be installed along the Court Street Road and Old Collamer Road South frontages (northern and western site boundaries) with a 6'-high chain link fence along the rear site boundaries (southern and eastern site boundaries). No other site work is proposed.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of LaFayette Planning Board

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

DATE: 10/15/2025

RE: Administrative Review – U-File-M Binder Area Variance

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-25-305

REFERRING BOARD: Town of La Fayette Planning Board

DATE RECEIVED: 10/3/2025

TYPE OF ACTION: Area Variance

APPLICANT: U-File-M Binder

LOCATION: 1922 Route 11

WITHIN 500' OF: Route 11, a State Highway

TAX ID(s): 012.-02-16.0

Project Summary:

The applicant is requesting an area variance to allow the creation of two new lots under 60,000 sf to create a new residential building lot in an Agriculture zoning district. Per the subdivision map, dated 6/27/2025, New Lot 1 is an irregular-shaped approximately 44,286 sf (1.02 acres) lot with an existing 1-story building, a gravel parking lot, and approximately 202 feet of frontage on U.S. Route 11. New Lot 2 is an approximately 42,877 sf lot with an existing shed and approximately 146 feet of frontage of U.S. Route 11.

Per the referral notice, the establishment of a new residential lot will require a new well for drinking water service and installation of a new septic system. Per a letter from the Onondaga County Health Department dated 3/24/2025, the Department-approved disposal system will consist of a 1,000 gallon minimum septic tank for the service of a three (3) bedroom dwelling maximum, noting that if a larger dwelling unit is constructed, a revised plan must be submitted and approved.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: City of Syracuse Office of the Zoning Administrator

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

DATE: 10/15/2025

RE: Administrative Review – Burnet Pharmacy Site Plan

RECOMMENDATION: No Position

Troy Waffner
Director

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-25-306

REFERRING BOARD: City of Syracuse Office of the Zoning Administrator

DATE RECEIVED: 10/3/2025

TYPE OF ACTION: Site Plan

APPLICANT: Ahmad Hamad (Burnet Pharmacy)

LOCATION: 3100 Burnet Avenue

WITHIN 500' OF: Interstate I-690

TAX ID(s): 026.-22-05.1

Project Summary:

The applicant is proposing to establish a "Retail, General 1,000 sf" land use in a ground floor suite of a mixed-use building on a 1.0-acre parcel in a Commercial (CM) zoning district. Per the property survey dated 1/2/2014, the site contains an approximately 10,000 sf one-story masonry building. Per the applicant, the proposed pharmacy will occupy an approximately 910 sf suite in the existing building and will install a 2'x8' neon sign in the storefront. The applicant included an undated floor plan. No exterior changes to the site are proposed, other than signage.

Advisory Note(s):

1. The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance 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>

2. 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

DRAFT

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board

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

DATE: 10/15/2025

RE: Administrative Review – Dunkin Donuts 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-25-307

REFERRING BOARD: Town of DeWitt Planning Board

DATE RECEIVED: 10/3/2025

TYPE OF ACTION: Site Plan

APPLICANT: Dunkin Donuts

LOCATION: 6504 Thompson Road

WITHIN 500' OF: Thompson Road, a County Road

TAX ID(s): 012.-02-16.0

Project Summary:

The applicant is proposing exterior painting, changes to signage, and restriping existing parking lines at an existing Dunkin' Donuts on a 1.040-acre parcel located in an Industrial zoning district. Per submitted site plans dated 7/30/2025, the applicant is proposing to replace signs with updated branding on the front, rear and side of the building's facade along with replacing an existing pylon sign along the site's Thompson Road street frontage. Per Sheet S-1, dated 7/30/2025, the applicant is also proposing to re-stripe all parking lines except parallel parking spaces located along the rear site boundary which will be removed.

Recommendation: No Position