



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

April 09, 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

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Kathryn Ryan  
Robin Coon

### GUESTS PRESENT

Isabelle Harris

## II. CALL TO ORDER

The meeting was called to order at 9:00 AM on April 09, 2025.

## III. MINUTES & OTHER BUSINESS

Minutes from March 19, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Craig Dennis - yes; Marty Masterpole - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

Z-25-100	TClaTB	<i>Modification</i>	Z-25-101	TClaTB	<i>Modification</i>
Z-25-102	TDewPB	<i>No Position</i>	Z-25-103	TDewPB	<i>No Position</i>
Z-25-104	TCicTB	<i>Approval</i>	Z-25-105	CSyrPB	<i>No Position</i>
Z-25-106	CSyrZA	<i>No Position With Comment</i>	Z-25-107	TClaPB	<i>Modification</i>
Z-25-108	VBaIVB	<i>No Position With Comment</i>	Z-25-93	TLafTB	<i>No Position</i>
Z-25-94	TLafTB	<i>No Position</i>	Z-25-95	TClaPB	<i>Modification</i>
Z-25-96	TSaITB	<i>Modification</i>	Z-25-97	TSaITB	<i>No Position</i>
Z-25-98	VBaIVB	<i>No Position With Comment</i>	Z-25-99	VEsyZBA	<i>No Position With Comment</i>

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-100

- 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 Clay Town Board at the request of Seneca Savings for the property located at 5332 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow for the construction and operation of a bank with drive-thru service on a 2.698-acre parcel in an Office (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-107) for this proposed bank; and
- WHEREAS, the Board previously recommended Modification of a zone change referral (Z-24-354) to change the site from a Residential Agricultural (RA) to Office (O-2) zoning designation, advising the applicant to coordinate NYS Route 31 access with the New York State Department of Transportation (NYSDOT) and advising the Onondaga County Health Department must formally accept or approve any existing or proposed septic service to this property; the Board further advised that while this site does not currently have public sanitary sewer, sewer infrastructure may be extended to this site in the future and at that time, the applicant will be required to connect to the public wastewater system; the Board also encouraged the Town to conduct additional planning for lands along the Route 31 corridor, to translate its desired character, layout and intensity of development, and expectations for changes to public spaces and roadways, into the Town's zoning and regulatory framework; and
- WHEREAS, the site is in a rural area of the Town typified by commercial uses along NYS Route 31, surrounded by large vacant parcels containing woodlands and/or agriculture; and
- WHEREAS, the site contains multiple buildings on the east side of the parcel, accessed by a driveway from NYS Route 31; the site appears to be part of a landscaping business that also occurs on the adjacent parcel to the east, with multiple outdoor storage areas for landscaping materials; and
- WHEREAS, per the Project Narrative by Plumley Engineering dated 3/14/25, the applicant is requesting a special use permit to construct and operate a 3,663 sf bank with drive-thru; per the Site Plan dated 3/2025, the bank building will be located at the center of the parcel with 29 parking spaces located along the front and side of the building; the drive-thru lanes start at the rear of the building, circulating to the eastern side; trees are proposed to be installed along the side and rear site boundaries along with landscape berms along the NYS Route 31 frontage; and

WHEREAS, the Future Land Use Map denoted in the 2024 Town of Clay Land Use Study Concept Renderings document indicates this site is part of a large industrial land use cluster, including the Micron site and significant lands south of Route 31; this low-density commercial/retail use may be inconsistent with development objectives, and it does not contain accommodations to allow for future connection to adjacent lands or potential road networks which will likely be necessary to accommodate development of significant new uses; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/14/24, 1.6 acres of the site will be disturbed by the proposed project; per the Site Plan, a Stormwater Management Area will be installed in the southwest corner of the site;

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

WHEREAS, per the EAF dated 3/18/25, a new connection to public drinking water is proposed to serve the bank which has an anticipated demand of 100 gallons of drinking water per day;

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

WHEREAS, per the EAF, a new individual septic system is proposed to serve the bank which is anticipated to generate 100 gallons of wastewater per day; the Site Plan marks the northwest corner for the "approximate proposed septic system location"; per the Onondaga County Department of Water Environment Protection (OCDWEP), the nearest sewers are over 0.5 miles to the east; sewer may be extended with continued corridor development; and

WHEREAS, the site is directly south of the recently 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.

The Town and applicant are further advised that the proposed site is in a location which does not currently have access to sewer infrastructure. As such, for any proposed development, installation of onsite wastewater systems will be required. However, this area is slated for industrial development and may ultimately see the continued expansion of development and infrastructure in coming years. At such time that public sanitary sewer infrastructure is made available to the parcel, the applicant will be required to connect to the

public wastewater system.

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

The Board offers the following comment:

The Town is encouraged to conduct additional detailed planning for lands along the Route 31 corridor, to translate its desired character, layout and intensity of development, and expectations for changes to public spaces and roadways, into the Town's zoning and regulatory framework. In particular, the Town may wish to revisit its setback requirements to encourage the siting of buildings, aesthetic features such as landscaping and trails, and multi-modal connections to trails and transit, as the prominent frontage element, rather than parking, stormwater accommodations, and berms. Reduced setbacks also allows for increased developable area, thereby reducing the need for extensive parcel sizes for smaller developments such as this. The County offers its assistance and coordination as the Town embarks on next steps in the planning process.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-101

- 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 Clay Town Board at the request of Justin's Canine Campus for the property located at 4112 State Route 31; 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 Route 31 and 481, both state highways, and a County Environmental Health field office; and
- WHEREAS, the applicant is requesting a special permit to establish and operate a dog day care in an existing 6,700 sf building on a 15.07-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is a building located in the Market Fair North shopping plaza; the plaza is located on the south side of NYS Route 31, abuts NYS Route 481 to the west, and has frontage along Waterboard Road to the east; nearby uses include an OCWA facility and Onondaga County Health Department field office to the east, the Great Northern Mall to the north, and residential to the south; and
- WHEREAS, the plaza is comprised of multiple retail buildings surrounded by multiple parking lots and internal roads; the subject area is a standalone 6,700 sf concrete building along the west side of the plaza; the plaza has a full-access driveway to Route 31 and two full access driveways to Waterboard Road; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements; and
- WHEREAS, the applicant is proposing to establish a dog day care in an existing building; per the Site Plan – Proposed Features dated 1/15/24, the applicant is proposing to install a 10'x10' shed, fence in a portion of the parking lot, install a gate in front of the dumpster area, and remove overhead doors on the side of the building; no other changes to the exterior are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/25/25, 0.1 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; per the EAF, the proposed dog day care is expected to require 500 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service areas; no changes to the current infrastructure are proposed; per the EAF, the proposed dog day care is expected to generate 500 gallons of wastewater per day;

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

WHEREAS, per the Site Plan – Overall Existing Site dated 1/15/24, there are multiple easements on the property: a 10'-wide Niagara Mohawk Power Corporation Gas easement and New York Telephone Company easement along the western property boundary, New York Telephone, Town of Clay Euclid Water District, and OCWA easements along the plaza's Route 31 frontage, New York Telephone and Niagara Mohawk Power Corporation Gas Easements along the eastern parcel boundary, a Town of Clay Drainage Right of Way Easement in the southern corner of the parcel, a Town of Clay Euclid Water District and OCWA right of way crossing the site from north to south, and a 99'-wide OCWA easement crossing the property from west to east; per the Site Plan – Proposed Features, the proposed work occurs outside of all easements except the 99'-wide OCWA easement; per the Site Plan – Proposed Features, a portion of the proposed shed and the dumpster enclosure with proposed gate will occur within that easement; and

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

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

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

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.
2. The Town must document and ensure proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-102

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Grazi Zazzarra for the property located at 5761 Celi Drive; 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 Bridge Street (Route 290) and Erie Boulevard (Route 5), both state highways; and

WHEREAS, the applicant is proposing to construct a detached 9' x 6' monument sign for a Chick-fil-A restaurant on 3.97 acres in a Business zoning district; and

WHEREAS, the Board has previously reviewed multiple referrals regarding this Chick-fil-A (currently under construction) including two area variance referrals for signage (Z-24-362, Z-23-80), a special permit referral (Z-23-79), and a subdivision referral (S-22-51), providing feedback advising the applicant must coordinate with the New York State Department of Transportation (NYSDOT) regarding access to the site and encouraging landscaping and screening of the large parking area, particularly along the shared boundary with the Empire State Trail; and

WHEREAS, the site is located along the Bridge Street and Erie Boulevard East corridors of mixed roadside commercial and large retail establishments; planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area, including the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; aerial imagery dated May 2024 shows the site is bound by Erie Boulevard, Bridge Street, both state roads, and Celi Drive, a local road;

ADVISORY NOTE: Per the New York State Department of Transportation, any proposed work within the State right-of-way is subject to a work permit from the New York State Department of Transportation; and

WHEREAS, per the Monument Sign Plan dated 3/21/25, the applicant is proposing a 9'x6' monument sign to be installed on a 2'-high base to be located at the site's entrance from Celi Drive; the plan shows the Chick-fil-A building will be constructed along the Celi Drive frontage with the parking lot along the Bridge Street frontage and the drive-thru along the southern boundary, adjacent to the Empire State Trail; and

WHEREAS, per the referral notice, the site has existing public drinking water and wastewater service to the site and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow



constrained and impacted by excessive wet weather flow; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/20/2024, 3.4 acres of the site will be disturbed by the proposed project, but additional stormwater will not be created by the current proposal;

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, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located across Celi Drive from the subject parcels and is an active site in the Brownfield Cleanup Program; per the EAF, it had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; 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 it appears that no trees will be removed as part of the proposal; 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 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Peter Webber (First Tee) for the property located at 5050 Jamesville 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 Interstate Route 481, a state highway, and Nottingham Road (Route 274) and Jamesville Road (Route 7), both county highways; and
- WHEREAS, the applicant is proposing to construct an 894 sf addition at the north end of the existing golf clubhouse on a 45.67-acre golf course in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment of a site plan referral (Z-22-140) to construct a new fishing dock along Butternut Creek, advising the applicant to retain as much existing tree cover as possible and minimize disturbance to Butternut Creek; in 2021, the Board offered no position for a project site review referral (Z-21-278) to expand the existing parking on-site and construct a new pavilion; in 2019, the Board offered no position with comment for a site plan referral (Z-19-357) to construct a 980 sf maintenance building on the golf course property; previously, the Board offered no position with comment for a site plan referral (Z-16-381) for several renovations and additions to the existing clubhouse and other site improvements to the existing golf course; and
- WHEREAS, the site is located along Jamesville Road, a county road, and contains the Butternut Creek Golf Course; there is a parcel owned by National Grid containing overhead utility lines that bisects the parcel; land uses west of the site are residential and lands to the north appear to be undeveloped wetlands; the site abuts I-481 to the southeast;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Jamesville Road must meet Department requirements; and
- WHEREAS, aerial imagery dated May 2024 and the Site Plan dated 3/13/25 show lands east of the utility lines contain the golf course; lands west of the utility lines contain the existing clubhouse and driving range, a detached storage building, and a parking lot with an existing driveway onto Jamesville Road; the site also contains a propane filling service, including a propane tank, propane filling building, and propane pay building, all adjacent to the parking lot; and
- WHEREAS, per the Site Plan, the applicant is proposing construction of an 894 sf addition to the north side of the existing clubhouse, between the building and the existing driveway; per the Floor Plan dated 2/21/25, the addition is to contain a classroom and closet; per the referral notice, the exterior of the addition will match the exterior of the existing clubhouse building; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/11/25, 0.04 acres of the site will be disturbed by the proposed project; per the Site Plan General Notes, “existing drainage pattern to remain” and “stormwater from 894 sf building addition will maintain existing drainage pattern across parking lot to landscape area”; and

WHEREAS, Butternut Creek is a class C(T) stream; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire eastern half of the site is located within the 100-year floodplain associated with Butternut Creek; there is a significant portion of the site, including mostly trees and golf greens, that is also located within the more restrictive floodway; 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; per the Site Plan, the proposed addition is located outside of the floodplain and floodway;

ADVISORY NOTE: streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department’s Protection of Waters Program; and

WHEREAS, GIS mapping shows the eastern half of the site may contain state and federal wetlands; the Site Plan shows both wetland boundaries and the 100’ buffer and per the General Notes, the wetland boundary was delineated by EDR in 9/2016 with a “wetland edge confirmed by EDR” in 3/2025; per the Site Plan, the existing clubhouse and proposed addition occur outside of the wetlands and 100’ buffer; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some trees may be removed as part of the proposed project; 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 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-104

- 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 COMPREHENSIVE PLAN from the Town of Cicero Town Board at the request of Town of Cicero 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 Town of Cicero is proposing to adopt the Town of Cicero 2025 Comprehensive Plan; and
- WHEREAS, per the Comprehensive Plan, the Town has seen significant changes in current conditions and projected trends for the area since the previous 2006 Comprehensive Plan; the Town has composed this Comprehensive Plan to foster “a safe, vibrant, and economically sustainable environment” while guiding land use decisions, development, and infrastructure expansions; the Town of Cicero was first plotted by European settlers in 1790 as part of the Town of Lysander, becoming its own entity in 1807, and eventually splitting with what became the Town of Clay in 1887; the Town’s identity as a bedroom community to the City of Syracuse was established in the middle of the 20th century; current demographics of the Town show an increase in the population over age 65 and a decrease in younger residents compared to previous decades; 86% of housing in Cicero is single-family, higher than the County’s 69%; and
- WHEREAS, the addition of the Micron Technology semiconductor manufacturing facility to the neighboring Town of Clay will bolster the local community and present both opportunities and challenges to the Town of Cicero; challenges include developing housing, infrastructure, and community services for the incoming population while continuing to serve the existing community; and
- WHEREAS, multiple existing plans and studies functioned as a framework for this proposed Comprehensive Plan including Plan Onondaga (the county-wide Comprehensive Plan), Housing Onondaga, the Onondaga County Hazard Mitigation Plan, Brewerton Trail Assessment, the Draft of the Local Waterfront Revitalization Program, the Town of Cicero: Farm Friend Assessment, US Route 11 Corridor Study, Hamlet of Brewerton Revitalization Plan, and the 2006 Comprehensive Plan
- WHEREAS, the Town has public drinking water throughout most of the Town excepting land primarily occupied by the Cicero Swamp Wildlife Management Area; public sewer infrastructure services the densest parts of the Town, primarily on the west side, in the lands around Interstate 81 and Route 11 and also along the Oneida lakeshore; public transportation exists within the Town with service to Cicero Commons and Brewerton, but bus service is limited and doesn’t run on weekends; bike and pedestrian facilities are limited with intermittent segments of continuous sidewalks with “no dedicated on-road

bike facilities within the Town at this point in time”; land development is constricted by the presence of “abundant acreage that is encumbered as federal and state wetlands” including the Cicero Swamp Wildlife Management Area (5,000 acres) and land located in floodplains; current land uses show residential occurs throughout the Town with commercial and industrial development along southern and western areas in proximity to Interstates 481 and 81; and

WHEREAS, Cicero has developed three goals for residential: (1) provide housing options for everyone, (2) protect character of neighborhoods, and (3) make neighborhoods great places to live; proposed actions to achieve these goals include partnering with the County to identify future housing needs, update zoning to allow for a wider diversity of housing options, develop housing options for seniors to “age-in-place”, ensuring infill development is compatible with surrounding neighborhoods, encouraging developments to incorporate amenities and open spaces, expanding sidewalk, trail, and bicycle connections to link neighborhoods and centers, and encouraging “expanded residential and commercial development in mixed-use areas”; and

WHEREAS, three goals for the transportation system servicing Cicero are (1) strengthen connections within the Town, (2) plan for and manage increased traffic, and (3) enhance walkability, bikeability, and transit; proposed actions include enhancing east/west connections to supplement Route 31, studying the feasibility of an additional access to and across Interstate 81, address traffic congestion at major intersections such as I-81/Route 31 and Route 11/Route 31, requiring traffic impact analyses as part of the site plan review process for large-scale developments, incorporating improved access management provisions for major thoroughfares in the Zoning Code, identify opportunities for shared parking, installing pedestrian and bicycle accommodations on Town and County roads where possible, identify a system of bikeways to connect regional destinations and trails, adopting a Complete Streets policy, and identifying additional bus stops and routes; and

WHEREAS, as the Town grows, it seeks to serve its community with the goals of (1) providing high-quality community services, (2) expanding programming and recreation options, and (3) enhancing quality of life for residents by actions including working with the school district to plan for growth, exploring opportunities for shared services, assessing sewer and water capacity and preparing for future service expansion as necessary, developing a Town of Cicero Parks and Recreation Master Plan, enhance youth programming, continuing to host and support community events, requiring recreation and/or open space areas as part of larger residential and mixed-use development projects, developing programs to assist seniors with “home maintenance and everyday needs”, and continuing “the Comprehensive Plan Steering Committee to conduct a biannual review of the progress of plan

WHEREAS, the Town particularly wants to “Support the strong economic foundation” and “to capitalize on opportunities for economic growth in the future” with the goals of (1) leveraging anticipated future investment, (2) support business growth and development, and (3) balancing new development with community character; the Plan identifies many steps to achieve these including marketing industrial centers to attract growth, “pursue funding to upgrade Town infrastructure to support businesses”, “identify opportunities for industry development along freight corridors, create centralized commercial destinations with entertainment, retail, and service options, encouraging

incoming businesses to “retrofit buildings for adaptive reuse”, promoting small business development in hamlet centers, encouraging mixed-use development, preserving agricultural uses, and promoting waterfront-enhanced development along the Oneida Lakeshore; and

WHEREAS, with the anticipated growth, the Plan identifies what it would like to preserve with the goals (1) preserve and protect our natural resources, (2) promote sustainable land use practices, and (3) mitigate the impacts of new developments by working “with land trusts, conservation organizations, and property owners to identify tracts to be preserved”, conserving waterbodies, critical environmental area, and wetlands, protecting Oneida Lake’s water quality, preserving and promoting public waterfront access, use zoning to promote conservation subdivisions, uphold best practice standards to reduce stormwater runoff, erosion control, and flood management, preserving agricultural land where appropriate, requiring “new developments to preserve mature woodlands and other unique or valuable natural features”, and using “the SEQOR process to mitigate impacts of new development”; and

WHEREAS, the plan contains the Cicero Future Land Use Strategy, establishing Cicero’s plans for the future, including “a shift away from auto-oriented, single-use corridors to a more mixed-use, multimodal character for both regional-scale and neighborhood-scale development”; the Future Land Use map shows the Town will be promoting the hamlets of Bridgeport and Brewerton along with a “Town Center” area around the intersection of Interstate 81, Route 11, and Route 31; the Plan has multiple recommendations for promoting the Hamlets including developing a “complete streets” network with sidewalks and street trees, fostering outdoor seating at restaurants, pubs, and gathering places, orienting buildings close to the street, and removing parking to the rear or side yard, screening it, and encouraging shared parking between businesses; industrial will be concentrated in the southwest of the Town around East Taft Road and Northern Boulevard; the Town is bookmarking two areas for “mixed residential” near Route 11, south of 31, noting the need for multiple types of housing within the Town, citing the Timber Banks community in Baldwinsville as the type of mixed residential community it seeks to promote; and

WHEREAS, to promote quality development that serves the greater community, the Town has adopted Design Standards along Routes 11 and 31 and East Taft Road to encourage better design and pedestrian accommodations, de-emphasize parking, and promote aesthetically pleasing buildings that contribute to community character; recently these Design Standards were applied to the entire Town (Z-24-305); the Plan outlines the Town’s desire to promote its location along the southern shore of Oneida Lake, noting the increase in demand for higher-density residential along the lakeshore which is expected to accelerate with Micron; the Town has recently adopted a Waterfront Overlay along most of the Town’s waterfront area on Oneida Lake to promote higher density residential, public amenities, and pedestrian facilities within the Overlay District (Z-25-87); and

WHEREAS, the Plan outlines "Next Steps" for the Town including increasing housing options and updating the Town Zoning Code to ensure the code allows appropriate housing types, scale, and density, especially senior housing, in existing and new zoning districts; developing a Transportation Plan to “create a roadmap for improving walking and biking conditions and enhancing non-motorized connectivity in Cicero”; a Parks Master Plan is to be developed to

“articulate a clear vision for its park system and provide a roadmap for decision-making on capital improvements, operations, and management”;  
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 that said application be APPROVED.

The Board commends the Town of Cicero for its timely and well-considered comprehensive plan as it relates to planning initiatives within the Town and within the context of anticipated changes to the area. The plan largely reflects the goals and vision of Plan Onondaga, as it relates to the creation and support of centers that support new development, transit and walkability, opportunities for new housing types to meet changing demographic needs, exploration of new trails and recreational spaces and mobility options, reuse of underutilized lands and infill development, preservation of environmentally sensitive lands, and celebration and access to the waterfront.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse Zoning Administrator for the property located at 209 Woodland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.31-acre parcel from Pending to Low Density Residential (R2); and
- WHEREAS, this property had been previously referred for a subdivision to combine two parcels and No Position was offered under administrative review (S-23-21); per the referral, the property combination had been approved prior to the adoption of ReZone, the full update of the zoning code and zoning map of the City of Syracuse, but the applicant had been in the process of filing the subdivision with the County Clerk and the current zoning of the new parcel remains pending; and
- WHEREAS, the site is located in a residential neighborhood on the south side of Syracuse between South Salina Street and Interstate 81; the area is characterized by a mix of single- and two-family detached houses; and
- WHEREAS, the applicant is proposing the combined property to have an R2-Low Density Residential zoning designation to allow the single-unit dwelling currently under construction on site; per the City Zoning Ordinance, the R2 district is intended to “provide for residential neighborhoods made up of single-unit detached and two-unit dwellings with green space, street trees, front porches and sidewalks”; and
- WHEREAS, per the City Zoning Map, the immediate area is a mix of R2 and R3-Small Lot Residential zoning designations; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the referral, a house is currently being constructed on site and new connections will be required;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control



Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734138, C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-106

- 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 Zoning Administration at the request of Craig Polhamus for the property located at 3322 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to establish an automobile sales land use in a vacant commercial unit on a 0.56-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the site is located on the south side of Burnet Avenue in an area characterized by a mix of residential and commercial land uses along Burnet Avenue and residential neighborhoods extending north towards Eastwood; the site abuts Interstate 690 to the south; neighboring uses along the south side of Burnet Avenue include JP Auto Collision, C-O Plumbing Supply Store, the Beautique salon, Bill Rapp Subaru, and a shopping plaza; and
- WHEREAS, the site contains an existing wood frame house containing an office on the ground floor with second floor residential located along the Burnet Avenue frontage with a garage to the rear; per aerial imagery from May 2024, the site has unrestricted access to Burnet Avenue with no sidewalks and the area between the building and road comprised of gravel and packed dirt; Burnet Avenue has sidewalks along the north side of the street in this area, but not along the south side; aerial imagery shows cars are parked and/or stored along the road frontage, along both sides of the house, and sporadically across the rear of the property including areas covered by grass; the site is separated from the property to the west by overgrowth; the property to the east contains a parking lot that surrounds the building and the property boundary is defined by the asphalt of the neighboring property which per the Proposed Site Plan dated 3/3/25, encroaches into the site; and
- WHEREAS, per the referral materials, the house has required remodeling due to flooding of the existing office and restroom; the applicant is also proposing establishment of an automobile sales land use, façade improvements, installing a railing around the rear patio, and establishing a new driveway and parking area to contain 5 parking spaces; per the Proposed Site Plan dated 3/3/25, a 24'-wide tarvia driveway will be located along the eastern parcel boundary with two parallel parking spaces between the driveway and house and three at the rear of the driveway which terminates in line with the rear of the house; the Proposed Site Plan does not indicate any planned car or boat parking or storage outside of the driveway and parking spaces; per the Proposed Site Plan, areas outside of the proposed tarvia driveway and parking spaces will be covered with grass; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/7/25, 0.001 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; and

WHEREAS, per the referral notice, the site is served by public drinking water and no change to the current infrastructure is proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the referral notice, the proposed work is anticipated to result in an increase in flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.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 the plans it appears that no trees will be removed as part of the proposed project; 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 improve site design. The City should ensure clear standards, delineation, and limits on parking and storage of vehicles. The driveway should be delineated, parking in the front yard restricted and landscaping restored, and if appropriate, sidewalks installed. Further, the applicant is encouraged to limit signage to maintain the residential character of the neighborhood.

**The motion was made by Renee Dellas 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-107

- 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 Seneca Savings Financial Facility for the property located at 5332 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 3,663 sf bank with drive-thru service on a 2.698-acre parcel in an Office (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-108) for this proposed bank; and
- WHEREAS, the Board previously recommended Modification of a zone change referral (Z-24-354) to change the site from a Residential Agricultural (RA) to Office (O-2) zoning designation, advising the applicant to coordinate NYS Route 31 access with the New York State Department of Transportation (NYSDOT) and advising the Onondaga County Health Department must formally accept or approve any existing or proposed septic service to this property; the Board further advised that while this site does not currently have public sanitary sewer, sewer infrastructure may be extended to this site in the future and at that time, the applicant will be required to connect to the public wastewater system; the Board also encouraged the Town to conduct additional planning for lands along the Route 31 corridor, to translate its desired character, layout and intensity of development, and expectations for changes to public spaces and roadways, into the Town's zoning and regulatory framework; and
- WHEREAS, the site is in a rural area of the Town typified by commercial uses along NYS Route 31, surrounded by large vacant parcels containing woodlands and/or agriculture; and
- WHEREAS, the site contains multiple buildings on the east side of the parcel, accessed by a driveway from NYS Route 31; the site appears to be part of a landscaping business that also occurs on the adjacent parcel to the east, with multiple outdoor storage areas for landscaping materials; and
- WHEREAS, per the Project Narrative by Plumley Engineering dated 3/18/25, the applicant is requesting a special use permit to construct and operate a 3,663 sf bank with drive-thru; per the Site Plan dated 3/2025, the bank building will be located at the center of the parcel with 29 parking spaces located along the front and side of the building; the drive-thru lanes start at the rear of the building, circulating to the eastern side; trees are proposed to be installed along the side and rear site boundaries along with landscape berms along the NYS Route 31 frontage; and
- WHEREAS, the Future Land Use Map denoted in the 2024 Town of Clay Land Use Study

Concept Renderings document indicates this site is part of a large industrial land use cluster, including the Micron site and significant lands south of Route 31; this low-density commercial/retail use may be inconsistent with development objectives, and it does not contain accommodations to allow for future connection to adjacent lands or potential road networks which will likely be necessary to accommodate development of significant new uses; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/14/24, 1.6 acres of the site will be disturbed by the proposed project; per the Site Plan, a Stormwater Management Area will be installed in the southwest corner of the site;

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

WHEREAS, per the EAF dated 3/18/25, a new connection to public drinking water is proposed to serve the bank which has an anticipated demand of 100 gallons of drinking water per day;

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

WHEREAS, per the EAF, a new individual septic system is proposed to serve the bank which is anticipated to generate 100 gallons of wastewater per day; the Site Plan marks the northwest corner for the "approximate proposed septic system location"; per the Onondaga County Department of Water Environment Protection (OCDWEP), the nearest sewers are over 0.5 miles to the east; sewer may be extended with continued corridor development; and

WHEREAS, the site is directly south of the recently 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.

The Town and applicant are further advised that the proposed site is in a location which does not currently have access to sewer infrastructure. As such, for any proposed development, installation of onsite wastewater systems will be required. However, this area is slated for industrial development and may ultimately see the continued expansion of development and infrastructure in coming years. At such time that public sanitary sewer infrastructure is made available to the parcel, the applicant will be required to connect to the public wastewater system.

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

The Board offers the following comment:

The Town is encouraged to conduct additional detailed planning for lands along the Route 31 corridor, to translate its desired character, layout and intensity of development, and expectations for changes to public spaces and roadways, into the Town's zoning and regulatory framework. In particular, the Town may wish to revisit its setback requirements to encourage the siting of buildings, aesthetic features such as landscaping and trails, and multi-modal connections to trails and transit, as the prominent frontage element, rather than parking, stormwater accommodations, and berms. Reduced setbacks also allows for increased developable area, thereby reducing the need for extensive parcel sizes for smaller developments such as this. The County offers its assistance and coordination as the Town embarks on next steps in the planning process.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-108

- 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 Baldwinsville Village Board at the request of Village of Baldwinsville for the property located 48 Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending the Zoning Code of the Village of Baldwinsville and official regulations relating to zoning of the Village of Baldwinsville, creating a Planned Development District known as "Salina-Wood Planned Development District" ; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-25-98) to place the site within the proposed Salina-Wood PDD; and
- WHEREAS, the Board recently recommended Modification of a zone change on 12 neighboring parcels (located across Salina Street from this site) to the Bronze Foundry Lofts PDD, advising the applicant to coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) and Onondaga County Health Department (OCHD) regarding wastewater disposal at that site, advising coordination with the NYS Department of Transportation (NYSDOT) regarding access plans to NYS Routes 31 and 370, coordination with CSX regarding adjacent rail lines, and coordination with the US Army Corps of Engineers regarding onsite wetlands; and
- WHEREAS, the site is located on the eastern side of the Village of Baldwinsville with residential neighborhoods extending to the east and west along Salina Street (NYS Route 370); the site is located south of the proposed Bronze Foundry Lofts PDD, north of the Seneca River, and has frontage on both Salina Street and Wood Street with CSX railroad tracks abutting the site to the east; an approximately 22-acre vacant, wooded parcel along the north bank of the Seneca River abuts the site to the south; and
- WHEREAS, the site contains a former VFW complex comprised of two buildings along the Salina Street frontage with an expansive parking lot extending between and to the rear of the buildings; per aerial imagery from May 2024, the rear of the parcel is primarily lawn; a full access driveway from Wood Street provides access to the site; per the land survey dated 6/12/24, a 30'-wide easement to Northern Railroad Co. bisects the site north to south and contains part of the existing parking lot; and
- WHEREAS, the applicant is proposing a zone change to the Salina-Wood PDD to allow an indoor bocce court to be constructed inside one of the existing buildings; specific details or a site plan depicting the proposed changes to the site were not included with the referral, but per an email with the Village dated 3/28/25, "no external changes to the buildings or new structures are contemplated"; per the proposed local law, the site will contain an "indoor

athletic complex with a footprint of approximately 8,100 sf” to contain an indoor bocce area along with other improvements; per that email, a zone change to a Business (B-1) district was previously proposed and rejected due to the adjacent residential neighborhood; per the local law, the changes to the property will be reviewed by the Village Planning Board under site plan review; and

WHEREAS, per the proposed law, the Village Board may modify any provisions of the PDD and the Village Planning Board will review site plans, signage, and any additional proposed uses that involve additional structures; any proposal for additional uses will require a special permit issued by the Village Board after review by the Planning Board; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/16/24, zero acres of the site will be disturbed by the proposed project; current stormwater mitigation is not discussed in the referral materials; and

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North service areas; no changes to the current infrastructure are described in the referral materials;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, E734114) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as sidewalks along the Wood Street frontage, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent



residential properties.

**The motion was made by Renee Dellas 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-93

- 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 LaFayette Town Board at the request of Town of LaFayette 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 No. 4 of 2025 to amend Chapter 290 (Zoning) of the Code of the Town of LaFayette to create a joint Zoning Board of Appeals / Planning Board; and
- WHEREAS, per the proposed law, the intent of combining the Zoning Board of Appeals and Planning Board is so “the objectives and competent administration of [Town Zoning] may be fully and equitably achieved”; and
- WHEREAS, the Joint Zoning Board of Appeals/Planning Board will have five members appointed by the Town Board with two alternate members to serve terms of five years each; terms will be staggered so the term of one member will expire each consecutive year; and
- WHEREAS, the Town Board will annually appoint one of the members of the Joint Zoning Board of Appeals/Planning Board as Chairperson; the Town Board shall also designate a secretary; and
- WHEREAS, the Joint Zoning Board of Appeals/Planning Board “shall be the sole land use board within the Town” and will be authorized to “hear all planning and zoning matters within the Town”; and
- WHEREAS, to allow creation of the Joint Zoning Board of Appeals/Planning Board, the Code of the Town will be updated to reflect the Joint Board, the individual Zoning Board of Appeals and Planning Board are to be abolished and duties are to be consolidated into the new Joint Zoning Board of Appeals/Planning Board; 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 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-94

- 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 LaFayette Town Board at the request of Town of LaFayette 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 No. 3 of 2025 to amend Chapter 240 (Subdivision of Land) and Chapter 290 (Zoning) of the Code of the Town of LaFayette to modify the requirements for sketch plan review; and
- WHEREAS, Chapter 240 §240-8(A) will be amended so minor subdivision will be processed in the following stages: (1) Application, (2) Public hearing, (3) Reference to Onondaga County Planning Board, (4) Final Plat approval; and
- WHEREAS, Chapter 240 §240-10(A) will be amended so any proposed Major Subdivision “at least 10 days before the next regularly scheduled meeting of the Planning Board, the subdivider shall request an appointment with the Planning Board for the purpose of reviewing the sketch plan”; and
- WHEREAS, per the Town Code, a major subdivision is defined as “ a subdivision containing five or more lots, or any subdivision requiring a new road” and a minor subdivision is defined as “a subdivision containing two, three or four lots and fronting on an existing road”; 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 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-95

- 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 Packaging Corporation of America for the property located at 4471 Steelway 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing construction of two additions (32,500 sf and 725 sf) at an existing manufacturing facility, in addition to 36,600 sf of new asphalt and stormwater management improvements, on a 19.57-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the site is in the Woodard Industrial Park, characterized by warehouses, commercial, and industrial uses; nearby businesses include the Raymour and Flanigan Distribution Center to the south, an Amazon Distribution Warehouse to the southwest, and a Dunk & Bright Distribution Center to the north; and
- WHEREAS, the site is an existing facility located at the southeast corner of the intersection of Morgan Road, a county road, and Steelway Boulevard South, a local road; the facility has two driveways from Steelway Boulevard South that circulate around the facility; per aerial imagery from May 2024, a parking lot is located northwest of the building and truck load areas are located along the eastern side of the building; a spur of railroad tracks enters the site from the east and connects to the southeast corner of the facility; the railroad spur extends across the neighboring parcels to where they connect to railroad tracks belonging to NY Central Lines;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Morgan Road will be permitted; and
- WHEREAS, per the Project Narrative completed by Napierala Consulting (undated), the applicant is proposing two additions to the rear (east side) of their existing facility: a 32,500 sf addition to the southeast corner of the building and a 725 sf addition to the middle of the eastern side of the building; the 32,500 sf addition will have 15 loading dock bays and will store finished goods; additional changes include construction of a 36,600 sf pavement area for adequate truck circulation and construction of a stormwater management system; and
- WHEREAS, per the Site Plan dated 3/7/25, the existing heavy duty pavement along the eastern side of the building will be removed, regraded, and repaved and pavement will be extended an additional 60' to the east; a portion of the existing railroad tracks will be removed to allow construction of the 32,500 sf addition; per the Site Plan, the railroad spur will be reconnected to the building addition; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/25, 5.40 acres of the site will be disturbed by the proposed project; per the Site Plan, a new “pocket wetland” and detention basin will be constructed east of the extended pavement;

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, GIS mapping shows a federally regulated Class C stream (ID 895-5) crosses the site along the Morgan Road frontage and northern site boundary; the wetland boundary is not indicated on the Overall Site Plan dated 3/7/25, but appears to be outside of the proposed work area; per the Overall Site Plan, the stream coincides within permanent drainage easements belonging to the Town of Clay and Woodard Drainage District;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, a long, approximately 130'-wide parcel belonging to Niagara Mohawk Power Corp is located between the site and Steelway Boulevard and contains overhead power lines; per the Overall Site Plan, the site's two driveways to Steelway Boulevard cross this parcel with two 30'-wide Private Drive Easements; the site contains a 40'-wide “Strip Easement” to Niagara Mohawk Power Corp, crossing the site from the Niagara Mohawk Power Corp parcel to the western side of the existing building, outside of the proposed work area; and

WHEREAS, a Lighting Photometric Plan dated 2/19/25 was included with the referral materials; and

WHEREAS, per the referral notice, the site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed, per the EAF, the proposed additions will not result in additional demand/use; the submitted project is located within the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734125, 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some trees will be removed as part of the proposed project;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; 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:

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

The applicant is required to coordinate Morgan Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-96

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Town of Salina for the property located multiple parcels surrounding Terminal 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 Route 81, a state highway, Seventh North Street (Route 45), a county highway, the NBT Bank Stadium, a county-owned facility, the CNY Regional Market, a state-owned Authority, and the municipal boundary between the Town of Salina and the City of Syracuse; and

WHEREAS, the applicant is proposing a zone change on 67 parcels from Office (O-2) and Commercial (C-3) to Industrial (I-1) to create a 134-acre Industrial Park; and

WHEREAS, the site is located along the southern boundary of the Town, adjacent to its boundary with the City of Syracuse; the site boundaries are defined by Ley Creek and the CSX railroad tracks to the east, Interstate 81 to the west and Seventh North Street to the north; nearby uses include the NBT Bank Stadium and Regional Transportation Center in the City, commercial uses to the southwest, and residential neighborhoods to the northwest; and

WHEREAS, the site contains a vacant, wooded area in the southern half and commercial uses in the northern half; the site contains multiple local roads within the commercial area; and

WHEREAS, per the referral, the Town is seeking to change the existing zoning of the site to Industrial (I-1) to create an Industrial park; per the Town Zoning Code, the I-1 district is intended to "provide areas, near or adjacent to highways designed to handle large traffic volumes, for industrial, heavy commercial and other uses which are not generally compatible with the uses permitted in other districts"; and

WHEREAS, per Town Code, uses allowed by right include all uses permitted in the O-2 zoning designation, lumber and building supply establishments, construction companies, truck terminals, and heavy manufacturing and processing; allowed uses with a special use permit include small wind energy systems, motor vehicle body repair service facilities, auto repair and service, sanitary landfills, automotive graveyards, crematories, slaughterhouses, and rendering plants; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern boundary of the site is located within the 100-year floodplain and floodway for Ley Creek, which may require avoidance or elevation of structures and other mitigation; the floodway carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; and



WHEREAS, GIS mapping shows the eastern boundary of the site contains the federally protected Ley Creek (federal wetland ID 895-11, 895-13, 895-10, 895-14); the southern portion of the site may contain state wetlands, which appear to include the vacant, wooded area; per EAF Mapper, the NYS wetland is part of an 80.6-acre wetland (ID SYW-11); plans for this area were not included in the referral and the presence of wetlands on site were not discussed in the Environmental Assessment Form dated 3/17/25;

ADVISORY NOTE: The applicant is advised 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, per the referral notice, the site is served by public sewers and an increase to existing flow is anticipated; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; per the Onondaga County Department of Water Environment Protection (OCDWEP), the site contains county-owned sewer infrastructure and associated easements; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734048, 734063, 734036, 734030, 734074, 734004, V00264, C734132, C734131, 734123, C734118, C734152, 734075A, C734154) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the following natural communities: Inland Salt Pond (per EAF Mapper); and

WHEREAS, the site may contain the Straight-leaved pondweed and Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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:

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the

Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

2. The applicant is required to coordinate Seventh North Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and Traffic Impact Study (TIS) for full build-out 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 comment:

Rezoning over 25 acres is a Type 1 action under SEQRA. The Board and OCDOT encourage the full environmental review to consider the potential cumulative impacts of full buildout of available lands, utilizing a reasonable expectation of anticipated development. Having this analysis in place at the time of the zone change will also assist in review of ultimate development and buildout of the industrial park, and protection of sensitive features on site.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Judith Rank for the property located at 7145 Buckley 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 Buckley Road (Route 48), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is proposing a zone change on a one-acre parcel from One- and Two-Family Residential (R-2) to Professional Office (O-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-100) to change this property to a Residential (R-2) zoning designation, encouraging the Town and applicant to install sidewalks along Buckley Road; and
- WHEREAS, the applicant states the purpose of the proposed zone change is to allow the applicant to use the property for their business office; per the applicant, the previous zone change from O-1 to R-2 was made for the purpose of a property sale with another party; however, the anticipated real estate transaction was not completed by 2024 and the current applicant purchased the property for an office use; and
- WHEREAS, the site is in an area characterized by single-family residential neighborhoods on both sides of Buckley Road transitioning north of the site into the commercial land uses near Buckley and Taft Roads, and Clay Park South, a town-owned park; and
- WHEREAS, per the property survey provided with the zone change referral, the parcel contains a two-story frame building, a small shed and a driveway fronting on Buckley Road; per the previous zone change referral (Z-23-100), the parcel contains a two-story house that has been converted to a medical office on the first floor and apartment unit on the 2nd floor; the house had been a two-family home before the conversion to a medical office; and
- WHEREAS, an approximately 25'-wide driveway leads to a small L-shaped parking lot that wraps the northern and western sides of the building; a shed is located along the southern parcel boundary behind the house;  
ADVISORY NOTE: Any existing or proposed driveways onto Buckley Road must meet the requirements of the Onondaga County Department of Transportation, and obtain highway work permits for any work within the County right-of-way; and
- WHEREAS, per the Town Zoning Code, the O-1 District is intended to "promote districts containing only office uses in areas where the additional uses permitted in

other office and light industrial districts might be detrimental to adjoining uses areas.”; the O-1 District permits offices by right and permits transitional parking areas and utility service facilities with a Special Permit approval; and

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

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

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

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

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

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 and may consequently be acted on solely by the referring board.

**The motion was made by Marty Masterpole 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-98

- 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 Village of Baldwinsville Village Board at the request of Gabe Quattrochi for the property located at 48 Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Salina Street (Route 370), a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 2.52-acre parcel from Residential (R-1) to Planned Development (PDD) to allow a vacant building to be utilized as a Bocce Court; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-25-108) to establish the proposed Salina-Wood PDD; and
- WHEREAS, the Board recently recommended Modification of a zone change on 12 neighboring parcels (located across Salina Street from this site) to the Bronze Foundry Lofts PDD, advising the applicant to coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) and Onondaga County Health Department (OCHD) regarding wastewater disposal at that site, advising coordination with the NYS Department of Transportation (NYSDOT) regarding access plans to NYS Routes 31 and 370, coordination with CSX regarding adjacent rail lines, and coordination with the US Army Corps of Engineers regarding onsite wetlands; and
- WHEREAS, the site is located on the eastern side of the Village of Baldwinsville with residential neighborhoods extending to the east and west along Salina Street (NYS Route 370); the site is located south of the proposed Bronze Foundry Lofts PDD, north of the Seneca River, and has frontage on both Salina Street and Wood Street with CSX railroad tracks abutting the site to the east; an approximately 22-acre vacant, wooded parcel along the north bank of the Seneca River abuts the site to the south; and
- WHEREAS, the site contains a former VFW complex comprised of two buildings along the Salina Street frontage with an expansive parking lot extending between and to the rear of the buildings; per aerial imagery from May 2024, the rear of the parcel is primarily lawn; a full access driveway from Wood Street provides access to the site; per the land survey dated 6/12/24, a 30'-wide easement to Northern Railroad Co. bisects the site north to south and contains part of the existing parking lot; and
- WHEREAS, the applicant is proposing a zone change to the Salina-Wood PDD to allow an indoor bocce court to be constructed inside one of the existing buildings; specific details or a site plan depicting the proposed changes to the site were not included with the referral, but per an email with the Village dated 3/28/25, "no external changes to the buildings or new structures are contemplated"; per the proposed local law, the site will contain an "indoor

athletic complex with a footprint of approximately 8,100 sf” to contain an indoor bocce area along with other improvements; per that email, a zone change to a Business (B-1) district was previously proposed and rejected due to the adjacent residential neighborhood; per the local law, the changes to the property will be reviewed by the Village Planning Board under site plan review; and

WHEREAS, per the proposed law, the Village Board may modify any provisions of the PDD and the Village Planning Board will review site plans, signage, and any additional proposed uses that involve additional structures; any proposal for additional uses will require a special permit issued by the Village Board after review by the Planning Board; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/16/24, zero acres of the site will be disturbed by the proposed project; current stormwater mitigation is not discussed in the referral materials; and

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North service areas; no changes to the current infrastructure are described in the referral materials;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, E734114) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as sidewalks along the Wood Street frontage, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent

residential properties.

**The motion was made by Renee Dellas 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 09, 2025

OCPB Case # Z-25-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of East Syracuse Zoning Board of Appeals at the request of BJ's for the property located at 2 Chevy Drive; 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 Bridge Street (Route 290) and Route 690, both state highways; and
- WHEREAS, the applicant is requesting an area variance to allow 412 parking spaces where 582 spaces are required to accommodate changes at an existing BJ's Wholesale Club fueling station on a 10.5-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-25-66) to update the existing fueling area by adding two fueling stations and reconfiguring the BJ's parking lot to improve flow and queueing for the fueling area; the Board advised the applicant to coordinate any work within the existing county water easement with the Onondaga County Water Authority (OCWA) and encouraged the applicant and Village to support more queueing space within the parking lot and address sight distance safety concerns at egress from the fueling station; and
- WHEREAS, the site is a large BJ's Wholesale Club, located in a commercial area of the east side of Bridge Street characterized by big box commercial including Staples, an auto sales and service business, and Walmart; the site is located along Chevy Drive, a local road serving the businesses in this area; via Chevy Drive, the site has access to Bridge Street at two signalized intersections; and
- WHEREAS, the site contains the store building along the rear of the parcel, fronted by a parking lot, with a BJ's fueling station on the frontage portion of the site; Chevy Drive runs along the front of the site with designated entrances into the parking lot shared by BJ's and Staples; and
- WHEREAS, per a Project Narrative from Napierala Consulting dated 3/14/25, the applicant is seeking a solution to congestion at the BJ's fueling station which causes congestion and traffic backups on Chevy Drive; the applicant is proposing upgrading all fueling pumps, adding two more dispensers (two fueling locations each), and rerouting traffic to prevent queueing on Chevy Drive; per the Layout Plan dated 1/2/25, curb cuts to Chevy Drive near the fueling station will be removed and traffic for the BJ's store and fueling station will be routed into the BJ's parking lot; queueing for the fueling station will occur along the site's Chevy Drive frontage, separated from Chevy Drive traffic; and
- WHEREAS, per the Project Narrative, the applicant is requesting an area variance to allow the BJ's Wholesale Club to have 412 parking spaces when 582 are required by Village Code; an existing variance allows the store to have 505 parking spaces;

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)



per the Narrative, BJ's Wholesale "requires no more than 400 spaces for a club location of this size"; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/2/24, 1.2 acres of the site will be disturbed by the proposed project and stormwater will be conveyed to the "existing BJ's stormwater management system";  
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, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, GIS mapping shows most of the site may contain state and federal wetlands, which appears to include the BJ's store and most of the parking lot; wetlands are not indicated in the Layout Plan included with the referral materials; per EAF Mapper, the NYS Wetland is identified as DEC Wetland SYE-21 and is 166 acres; per aerial imagery, it appears the proposed work will mostly occur outside of wetland areas; per the EAF "although the project appears to encroach on less than 1 acre of federal wetland PFO1A, the entirety of the project occurs on already existing impervious area";  
ADVISORY NOTE: The applicant is advised 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, per the Topographic Survey, a 20'-wide water line easement traverses the property from north to south and west to east; a portion of the fueling station area occurs over this easement; and

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

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

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

The Board has No Position regarding the requested variance, but offers the following requirement and comment regarding the development as a whole:

1. The applicant must coordinate any work within the county water easement with the Onondaga County Water Authority (OCWA). The applicant must

contact OCWA for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

2. The applicant and Village are encouraged to support more queueing space off of Chevy Drive and addressing sight distance safety concerns at the Chevy Drive egress from the fueling station.

**The motion was made by Renee Dellas 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.**