



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

June 11, 2025

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Kathryn Ryan  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

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

## III. MINUTES & OTHER BUSINESS

Minutes from May 21, 2025 were submitted for approval. Don Radke made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-25-18	VBaIVB	<i>Modification</i>	S-25-20	TClaPB	<i>Modification</i>
Z-25-158	TSkaTB	<i>No Position</i>	Z-25-160	TCamTB	<i>No Position</i>
Z-25-161	TSaIZBA	<i>Modification</i>	Z-25-162	TSaIZBA	<i>Modification</i>
Z-25-163	CSyrZA	<i>No Position</i>	Z-25-164	TDewZBA	<i>No Position</i>
Z-25-165	TVanTB	<i>No Position</i>	Z-25-167	TClaZBA	<i>Modification</i>
Z-25-168	TDewPB	<i>Modification</i>	Z-25-170	TManTB	<i>No Position</i>
Z-25-171	TManTB	<i>Modification</i>	Z-25-172	TCicPB	<i>No Position With Comment</i>
Z-25-174	TCicPB	<i>Modification</i>	Z-25-175	TClaTB	<i>No Position With Comment</i>
Z-25-177	TClaTB	<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: June 11, 2025

OCPB Case # S-25-18

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Baldwinsville Village Board at the request of Karl Ashley / Ashley Real Estate Holdings for the property located at Gentry Street and Tappan Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and

WHEREAS, the applicant is proposing to subdivide an 8.78-acre parcel into 19 residential lots in a Residential (R1-A) zoning district; and

WHEREAS, the site is a wooded, vacant parcel on the west side of the Village of Baldwinsville; the area is comprised of a mix of residential neighborhoods, a few large parcels containing active farmland; Riverside Cemetery, Van Buren Elementary School, and Diane Reeves Memorial Park are all within close proximity to the site; the site is separated from the Seneca River by Hunter Drive, a local road, and residential lots lining the south side of the river; the site abuts Gentry Street to the east and has two access points to Tappan Street to the south; and

WHEREAS, per the Preliminary Subdivision Plan dated 4/2025, the applicant is proposing a 19-lot subdivision with lots ranging from 0.22 acres to 0.62 acres; access to the lots will be via an extension of Hunter Drive in the northwest corner, connecting to Gentry St to the east, both Village roads; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/7/25, 7 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, a stormwater management area will be located along the northern boundary of the site, within proposed Lot 1

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 has access to public drinking water and new connections are proposed to serve the development; per the EAF, the development is anticipated to require 5,700 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 has access to public wastewater service and new connections are proposed to serve the development; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service areas;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://ongov.net/wep/connections.html>; and
- WHEREAS, per the Subdivision Plan, a 25'-wide sanitary sewer easement occurs along the northern boundary of the site connecting to a 30'-wide sanitary sewer easement occurring along the eastern site boundary with the label "approx. location of Village force main" and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year floodplain and floodway for the Seneca River are located to the north, not on the subject parcel; per the Subdivision Map, the site is not located in the 100-year floodplain; 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; the portion of the site along Tappan Street is located within a priority zone; per aerial imagery from May 2024, there are no public sidewalks within close proximity to the site; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Downer Street has public transit service and bus stops are located within 0.5 miles of the site; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

Per the Onondaga County Department of Water Environment Protection (OCDWEP) and the Onondaga County Health Department (OCHD), the applicant must provide an adequate wastewater disposal plan and obtain appropriate approvals from the OCDWEP or OCHD respectively, prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The municipality is advised to ensure that no construction of permanent structures occurs which may encroach into the sanitary sewer easements or affect the infrastructure.
2. The applicant and municipality are encouraged to locate stormwater management areas on their own lot. Responsibility for ownership and maintenance of the stormwater management lots should be clearly established and funded.
3. The applicant is encouraged to retain tree cover to the extent practicable, to aid in stormwater management, buffering and aesthetics.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # S-25-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Clay Planning Board at the request of Marc Lebieczynski for the property located at 7985 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 3.09-acre parcel into two new lots, Lot 100 (1.79 acres) and Lot 101 (1.30 acres), in a One-Family Residential (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-167) to allow this proposed subdivision and a zone change referral (Z-25-177) to change the site to a One-Family Residential (R-40) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-24-357) to change the site from Residential/Agricultural (RA-100) to One Family Residential (R-15), encouraging the Town to revisit whether the R-15 district was appropriate for the site as that zoning district is intended for parcels with access to public sewer lines and advising any development would require the Onondaga County Department of Health to approve or accept any existing or proposed septic; and
- WHEREAS, the site is located on Morgan Road, a county highway, in an area characterized by a mix of commercial land uses along major routes, interspersed with and surrounded by residential in this highly trafficked corridor; nearby commercial include a storage facility and a dance school; railroad tracks belonging to NY Central Lines abuts the site to the rear; the Woodward Industrial Park is located across Morgan Road; residential developments are located north and south of the site; and
- WHEREAS, the site is a triangular shaped parcel with 514.58' of frontage on Morgan Road, a county road; the site contains an approximately 3,400 sf building and driveway to Morgan Road, surrounded by trees and brush; and
- WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25 which shows the proposed lots, the applicant is seeking to divide the 3-acre site into Lot 100 (1.79 acres) and Lot 101 (1.30 acres); proposed Lot 100 comprises the northern portion of the site and will have 181.84' of frontage on Morgan Road; proposed Lot 101 will be triangular, have 227.74' of frontage on Morgan Road, and its 486.41' southwestern lot boundary abuts rail lines belonging to NY Central Lines; per the Variance Map, the existing building and driveway to Morgan Road will be on proposed Lot 100 and a residence with driveway to Morgan Road will be constructed on proposed Lot 101;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department

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requirements; and

WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25, the applicant is seeking multiple variances to allow this subdivision: to allow proposed Lot 100 to have a lot width of 181' when Town Code requires a minimum lot width of 262.5' and to allow proposed Lot 101 to have a lot area of 56,817 sf when 70,000 sf is required; and

WHEREAS, per an email with the Town dated 5/27/25, the applicant changed the previously requested zone change from R-15 to One-Family Residential District (R-40) because the site does not have public sewer access and R-15 is intended for properties with public sewer access; per the Town Code, the intent of R-40 is "to allow lower-density, single-family uses and supportive nonresidential development within portion of the Town that are not served by public sewers"; uses allowed in R-40 include a one-family dwelling with a building permit, park/playground with site plan approval, and schools, day-care centers, religious institutions, community centers, and libraries with a special use permit; parcels on the west side of Morgan Road are predominantly in Residential zoning districts and parcels on the east side of Morgan Road are in Industrial zoning districts; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/16/25, 3.09 acres of the site will be disturbed by the proposed project; stormwater mitigation plans are not detailed in the referral materials;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the proposed house; per GIS Mapping, OCWA infrastructure traverses the site adjacent to the northern parcel boundary before connecting to water lines along Morgan Road;  
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, one new individual septic system is proposed to serve the new residential lot;  
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, development of the site will result in some trees being removed;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation

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

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

1. Per the Onondaga County Department of Transportation, the applicant is required to coordinate Morgan Road access plans with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The 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.
3. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-158

- 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 Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Section 148-12-2 of Chapter 148 of the Code of the Town of Skaneateles regarding shoreline development; and
- WHEREAS, the Board previously held No Position on a text amendment referrals Z-23-231 and Z-23-314 regarding refinements of the zoning code regulating the shoreline and offshore areas of Skaneateles Lake; the current referral reflects revisions made after the Board reviewed Z-23-314; and
- WHEREAS, the purpose of the proposed local law is to amend the Zoning Law of the Town of Skaneateles related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental, aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare; and
- WHEREAS, the revised draft of the regulations include numerous formatting and text changes to clarify language and definitions, several definitions are added or amended including “dock,” “permanent dock,” “floating object,” “footprint,” and “water perimeter;” and the definition of “platform,” has been removed; and
- WHEREAS, the proposed law maintains the requirement that site plan review is required for all development within 1000’ of the lake line except for fences and structures less than 200 sf and clarifies that this exception does not apply to instances where a special permit is specifically required, (see: §148-7-1-K.3.i Onshore Shoreline Regulations, Shoreline Storage Buildings); and
- WHEREAS, the proposed law addresses the importance of native species for the lake’s ecosystem and authorizes the board to require a landscaping plan for certain projects; additionally the proposed amendment clarifies that shoreline development activities to the surrounding landscape must maintain and foster expansion of existing native plantings; replacement of nonnative plantings within the shoreline area may be required; and
- WHEREAS, the proposed law makes changes to requirements for offshore structures; permanent docks greater than 500 sf will require Planning Board approval where the previously proposed limit was 400 sf; all permanent structures such as docks, boat houses and covered boat slips shall not exceed 1,000 sf; and
- WHEREAS, the proposed law establishes a requirement for the removal of season materials from the water requiring that “Floating objects, and comparable seasonal structures placed in the waters of Skaneateles Lake shall be removed

annually prior to the winter season to avoid risk of breaking free and damaging other structures or property surrounding the Lake,” the amendment also places dimensional and quantity limitations on seasonal floating objects; and

WHEREAS, the proposed amendment reiterates that shoreline storage buildings and boathouses shall not be used for any purpose other than storage; and

WHEREAS, the proposed law amends requirements related to Uses, Structures, and Docking General Requirements to address erosion control measures; and

WHEREAS, the proposed law amends regulations relating to permanent offshore structures amending the maximum coverage and dimensional requirements related to permanent offshore structures; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-160

- 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 Camillus Town Board at the request of Town of Camillus 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. D of 2025 to amend the Code of the Town of Camillus to prohibit short-term rentals within the Town; and
- WHEREAS, pursuant to proposed local law No. D of 2025, the intent of the proposed legislation is to prohibit “short-term rental use of dwelling units” within the Town of Camillus, the intent of this legislation is “to protect the health and safety of Town residents and visitors” by preventing “unregulated tourist or transient rental uses within all permitted and preexisting nonconforming dwelling units in the Town; by protecting and preserving the Town’s residential nature and unique, tranquil neighborhood character as sustained by the Town’s zoning, subdivision, property maintenance and related local laws; protecting and ensuring the safety of its current and future residents as well as those traveling to or visiting in the Town; and preventing to the greatest extent practicable public safety risks, including, but not limited to, noise, trash, traffic and parking impacts associated with unregulated short-term rental of dwelling units;” and
- WHEREAS, local law No. D of 2025 will amend Section 406, Article IV of Chapter 30 of the “Zoning Regulations of the Town of Camillus,” to add a new subparagraph “H” regulating Short-term rentals uses within the Town of Camillus; and
- WHEREAS, pursuant to the draft law, the term “Short-term rental” shall refer to any “dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of twenty-nine (29) consecutive nights or less”; the proposed law provides an expansive definition of short-term rentals that includes both written and oral lease agreements, and the proposed definition also includes “the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a dwelling unit or rooming unit and/or accessory outdoor areas or yards or accessory structures for 29 consecutive nights or less;” and
- WHEREAS, pursuant to Chapter 30 (H) (2) the proposed legislation the term “Short-term rental” shall not include “month-to-month tenancies in dwelling units, Bed and Breakfast Establishments or Commercial Indoor Lodging;” and
- WHEREAS, pursuant to Chapter 30 (H) (2) of the proposed regulation, Short-term rentals shall be “prohibited in the Town of Camillus;” and

WHEREAS, Chapter 30 (H) (3) of the proposed legislation establishes a rebuttable presumption that a property is being used as a short-term rental when “the dwelling unit or any room therein is offered for lease on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO and the like, for a period of less than 30 nights; the dwelling is offered for lease in any medium for a period of less than 30 nights;” and

WHEREAS, pursuant to Chapter 30 (H) (4) of the proposed legislation establishes penalties for violations of the proposed law, holding any person, partnership, corporation, limited liability company, limited liability partnership or other entity who shall violate Town’s prohibition of short-term rentals, establishing a graduated penalty schedule for violations based on the number of offences committed within a three year period, additionally each short-term rental period offered or rented shall be considered a separate offense under the proposed legislation; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - abstain; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-161

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of JRG II Operations, LLC for the property located at 203 Cambridge 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 the NYS Thruway (Route 90), a state highway, and LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and

WHEREAS, the applicant is proposing to convert a vacant warehouse into a motor vehicle repair service facility on a 0.85-acre parcel in an Industrial (I-1) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-162) to allow this proposed motor vehicle repair service facility; and

WHEREAS, the site is located south of NYS Thruway, east of NYS Route 11, and north of CSX railroad tracks; residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east; and

WHEREAS, the site contains an approximately 10,500 sf building (per GIS Mapping) located in the northwest corner of site; per aerial imagery from May 2024, the building is surrounded by asphalt, providing parking, outdoor storage, access to loading areas along the sides of the building and unrestricted access to Raphael Avenue, a local road; and

WHEREAS, the applicant is proposing to convert an existing facility for use as a motor vehicle repair and service facility; per a Site Plan dated 5/7/25, an 8'-high chain link fence and gate will be installed at the front of the site, the parking lot will be restriped, bollards installed around an existing utility pole, and a gravel surface will be redone along the northern parcel boundary; and

WHEREAS, per GIS Mapping, county-owned sewer infrastructure crosses the site near the southern site boundary; per the Location Survey dated 9/10/24, the southern portion of the site had belonged to the Town of Salina and was conveyed to the owner of the northern portion of the site and combined with that lot; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/8/25, 0.85 acres of the 0.85-acre site will be disturbed by the proposed project; onsite 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 existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in demand;

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

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes to the existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in use;

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

WHEREAS, 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; per GIS Mapping, Ley Creek circulates adjacent to the southeast corner of the site; and

WHEREAS, per GIS Mapping, the federally regulated Ley Creek, a class B stream (ID 895-11) is located adjacent to and may encroach on the southeast corner of the site; per the Location Survey dated 9/10/24, Ley Creek is located outside of the site boundaries, but boundaries for the wetland, floodplain, and floodway are not depicted in the referral materials;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is located within the 100-year floodplain with the southeast boundary of the site, including a portion of the asphalt parking lot, is also in the floodway, which 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;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734067, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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. It appears land was transferred from the Town of Salina to the parcel comprising the site, resulting in Onondaga County Department of Water Environment Protection (OCDWEP) infrastructure under private land. Prior to site plan approval, the Town is advised to require the applicant to enter into a

formal easement agreement with OCDWEP for maintenance of county-owned infrastructure.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

Given the floodplain areas on site and proximity of the development to Ley Creek, the applicant and municipality are encouraged to consider the use of green infrastructure, such as increasing plantings and landscaped areas on site and reducing impermeable surfaces to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Zoning Board of Appeals at the request of JRG II Operations, LLC for the property located at 203 Cambridge Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway, and LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- WHEREAS, the applicant is requesting a special permit to convert a vacant warehouse into a motor vehicle repair service facility on a 0.85-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-161) for this proposed motor vehicle repair service facility; and
- WHEREAS, the site is located south of NYS Thruway, east of NYS Route 11, and north of CSX railroad tracks; residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east; and
- WHEREAS, the site contains an approximately 10,500 sf building (per GIS Mapping) located in the northwest corner of site; per aerial imagery from May 2024, the building is surrounded by asphalt, providing parking, outdoor storage, access to loading areas along the sides of the building and unrestricted access to Raphael Avenue, a local road; and
- WHEREAS, the applicant is proposing to convert an existing facility for use as a motor vehicle repair and service facility; per a Site Plan dated 5/7/25, an 8'-high chain link fence and gate will be installed at the front of the site, the parking lot will be restriped, bollards installed around an existing utility pole, and a gravel surface will be redone along the northern parcel boundary; and
- WHEREAS, per GIS Mapping, county-owned sewer infrastructure crosses the site near the southern site boundary; per the Location Survey dated 9/10/24, the southern portion of the site had belonged to the Town of Salina and was conveyed to the owner of the northern portion of the site and combined with that lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/8/25, 0.85 acres of the 0.85-acre site will be disturbed by the proposed project; onsite 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 existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in demand;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes to the existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in use;

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

WHEREAS, 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; per GIS Mapping, Ley Creek circulates adjacent to the southeast corner of the site; and

WHEREAS, per GIS Mapping, the federally regulated Ley Creek, a class B stream (ID 895-11) is located adjacent to and may encroach on the southeast corner of the site; per the Location Survey dated 9/10/24, Ley Creek is located outside of the site boundaries, but boundaries for the wetland, floodplain, and floodway are not depicted in the referral materials;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is located within the 100-year floodplain with the southeast boundary of the site, including a portion of the asphalt parking lot, is also in the floodway, which 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;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734067, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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. It appears land was transferred from the Town of Salina to the parcel comprising the site, resulting in Onondaga County Department of Water Environment Protection (OCDWEP) infrastructure under private land. Prior to

site plan approval, the Town is advised to require the applicant to enter into a formal easement agreement with OCDWEP for maintenance of county-owned infrastructure.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

Given the floodplain areas on site and proximity of the development to Ley Creek, the applicant and municipality are encouraged to consider the use of green infrastructure, such as increasing plantings and landscaped areas on site and reducing impermeable surfaces to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-163

- 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 Zoning Administration at the request of City of Syracuse Zoning Administrator for the property located at 217 McKinley 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 0.29-acre parcel from Pending to Low Density Residential (R-2); and
- WHEREAS, this property had been previously referred for subdivision to combine two parcels and No Position was offered under administrative review (S-22-17); 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 State 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; 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 and no changes to current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-164

- 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 DeWitt Zoning Board of Appeals at the request of Canandaigua National Bank, Jeff Ashlee for the property located at 6805 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 5,100 sf bank facility with three drive-thru lanes on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district; and
- WHEREAS, the Board recently offered No Position with Comment on a site plan referral (Z-25-134) to construct this proposed bank and drive-thru; and
- WHEREAS, the site is located in a primarily commercial area along East Genesee Street, within the existing Wegmans shopping plaza which includes several existing retail and commercial uses including Wegmans, Hobby Lobby, Liquor City, Supercuts, Bank of America, a dental office, a juice bar, and a fitness center; the subject area is a 0.8-acre area on the eastern side of the site, adjacent to smaller retail businesses; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/24/25, the applicant is proposing to construct a 5,100 sf bank with drive-thru, on-site parking, sidewalks, utilities, and landscaping; per the EAF the new building and parking area will be constructed in an under-utilized portion of the parking lot; and
- WHEREAS, per the Site Layout Plan dated 5/29/25, the applicant will remove a portion of the existing asphalt parking lot and construct a 5,100 sf building and new parking area; the drive-thru will circulate around the rear of the proposed bank building, leading to drive thru ATM/teller lanes at the northern exterior of the building; the Site Plan includes landscaping and sidewalks at the front of the building with crosswalks connecting the bank to the adjacent retail area to the south; and
- WHEREAS, minimal changes were made to the proposed site layout from the previous referral (Z-25-134); a notable change is moving the dumpster enclosure from the northern side to the eastern side (rear) of the building; and
- WHEREAS, per the referral notice, the site has existing public drinking water service to the site and new connections are proposed for the new bank;  
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 has existing public wastewater service to the site and new service to the new bank is proposed; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Lyndon Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/16/25, 0.82 acres of the site will be disturbed by the proposed project and "storm runoff will be directed to existing storm water 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, GIS mapping shows that the northern portion of the parcel may contain federal and NYS wetlands; the subject area is not located near the wetland area;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the DeWitt Wegmans CENTRO-Park-n-Ride bus stop is located directly adjacent to the proposed site, within the shopping plaza; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, no trees will 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - abstain; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-165

- 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 Van Buren Town Board at the request of Town of Van Buren 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. B-2025 to amend Chapter 200 of the Code of the Town of Van Buren, titled "Town of Van Buren Zoning Regulations," relating to Planned Unit Development (PUD) districts; and
- WHEREAS, per the referral notice, the Town is altering existing requirements to reduce the minimum number of acres for a PUD District from 15 to 10 acres; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Marc Lebiezdinski for the property located at 7985 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce the minimum lot width and minimum lot area on two proposed parcels in a One-Family Residential (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change and subdivision referrals (Z-25-177 and S-25-20) to change the site to One-Family Residential (R-40) and to divide the site into two new lots; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-24-357) to change the site from Residential/Agricultural (RA-100) to One Family Residential (R-15), encouraging the Town to revisit whether the R-15 district was appropriate for the site as that zoning district is intended for parcels with access to public sewer lines and advising any development would require the Onondaga County Department of Health to approve or accept any existing or proposed septic; and
- WHEREAS, the site is located on Morgan Road, a county highway, in an area characterized by a mix of commercial land uses along major routes, interspersed with and surrounded by residential in this highly trafficked corridor; nearby commercial include a storage facility and a dance school; railroad tracks belonging to NY Central Lines abuts the site to the rear; the Woodward Industrial Park is located across Morgan Road; residential developments are located north and south of the site; and
- WHEREAS, the site is a triangular shaped parcel with 514.58' of frontage on Morgan Road, a county road; the site contains an approximately 3,400 sf building and driveway to Morgan Road, surrounded by trees and brush; and
- WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25 which shows the proposed lots, the applicant is seeking to divide the 3-acre site into Lot 100 (1.79 acres) and Lot 101 (1.30 acres); proposed Lot 100 comprises the northern portion of the site and will have 181.84' of frontage on Morgan Road; proposed Lot 101 will be triangular, have 227.74' of frontage on Morgan Road, and its 486.41' southwestern lot boundary abuts rail lines belonging to NY Central Lines; per the Variance Map, the existing building and driveway to Morgan Road will be on proposed Lot 100 and a residence with driveway to Morgan Road will be constructed on proposed Lot 101;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department

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requirements; and

WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25, the applicant is seeking multiple variances to allow this subdivision: to allow proposed Lot 100 to have a lot width of 181' when Town Code requires a minimum lot width of 262.5' and to allow proposed Lot 101 to have a lot area of 56,817 sf when 70,000 sf is required; and

WHEREAS, per an email with the Town dated 5/27/25, the applicant changed the previously requested zone change from R-15 to One-Family Residential District (R-40) because the site does not have public sewer access and R-15 is intended for properties with public sewer access; per the Town Code, the intent of R-40 is "to allow lower-density, single-family uses and supportive nonresidential development within portion of the Town that are not served by public sewers"; uses allowed in R-40 include a one-family dwelling with a building permit, park/playground with site plan approval, and schools, day-care centers, religious institutions, community centers, and libraries with a special use permit; parcels on the west side of Morgan Road are predominantly in Residential zoning districts and parcels on the east side of Morgan Road are in Industrial zoning districts; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/16/25, 3.09 acres of the site will be disturbed by the proposed project; stormwater mitigation plans are not detailed in the referral materials;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the proposed house; per GIS Mapping, OCWA infrastructure traverses the site adjacent to the northern parcel boundary before connecting to water lines along Morgan Road;  
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, one new individual septic system is proposed to serve the new residential lot;  
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, development of the site will result in some trees being removed;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation

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

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

1. Per the Onondaga County Department of Transportation, the applicant is required to coordinate Morgan Road access plans with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The 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.
3. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-168

- 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 Eric Lorraine (Saab, Inc.) for the property located at 6841 Collamer 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 Collamer Road (Route 298) and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to renovate the vacant former 481 sports facility to support assembly, repair, testing and servicing of technical products (Saab) on a 27.95-acre parcel in a HighTech zoning district; and
- WHEREAS, per the referral notice the applicant is proposing to renovate an existing building, that formally housed Sport Center 481, to support the assembly, repair, testing, and servicing of technical products; the project includes interior improvements including offices, training rooms, and warehouse space and exterior improvements including pavement, fencing, landscaping, and screening; per the Concept Plan the applicant will maintain an existing driveway to a signalized intersection on Bridgeport Collamer Road, a state road, and will restore existing pavement and expand the paved surface, the applicant will maintain two stormwater management areas; and
- WHEREAS, the site abuts NYS Route 481 and the Exit 7 ramp for NYS 481 to the west, and has frontage along Collamer Road to the south; the site includes an existing metal sided building and a parking lot; nearby uses include an Aspen Park Financial, Northwestern Mutual and the CNY Film Hub located to the south and detached residential homes located to the east of the parcel; North Branch Ley Creek abuts the property to the north and its associated wetland encompasses the rear of the 28-acre parcel; and
- WHEREAS, per the topographic survey map, an approximately 99-foot wide Onondaga County Water District easement is located on the parcel to the east of the existing building; and
- ADVISORY NOTE: 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 for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval; and
- ADVISORY NOTE: No permanent structures shall be permitted in the 99-foot wide Onondaga County Water District easement on the parcel, as per the Metropolitan Water Board; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, however a significant change in use is proposed with potential for increased water usage;

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 an individual septic system and no changes to the existing infrastructure are proposed; however, a significant change in use is proposed and potential for increased usage is likely; industrial and hazardous materials are also indicated on site, which may require Industrial Waste Disposal permitting;

ADVISORY NOTE: 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; and

WHEREAS, the nearest Centro bus stop is located approximately 1.3 miles from the site at the intersection Collamer Road and Schuyler Road; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/25, 5.8 acres of the site will be disturbed by the proposed project and "stormwater will be conveyed via new and existing swales on site"; per the Concept Plan, stormwater management areas will be located at the northern and southern ends of the site;

ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;

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

WHEREAS, per GIS mapping and the EAF Mapper, the federally regulated North Branch Ley Creek, a class C stream (ID 895-12) is located adjacent to, and may encroach on, the southeast corner of the site; per GIS mapping NYS and federal designated wetlands appear on the northern portion of the site; wetland boundaries are not depicted on the portion of the site shown on the Topographic Survey Map dated 5/7/25;

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

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the northern portion of the site is located within the 100-year floodplain and floodway, which may require avoidance or elevation of structures and other mitigation; floodplain and floodway boundaries are not depicted on the portion of the site shown on the Topographic Survey Map dated 5/7/25;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the

potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the EAF Mapper, 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; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas in the subject 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 site plan.

Per the Onondaga County Health Department, given the change in use and potential industrial activities, coordination and permitting from the NYS Department of Environmental Conservation may also be required.

If the applicant plans connection to public sewers, the Onondaga County Department of Water Environment Protection (OCDWEP) offers the following requirements:

°Capacity assurance approval from OCDWEP will be 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.

°Wastewater from industrial processes could potentially require pretreatment and other mitigation. Please coordinate with OCDWEP regarding any requirements.

2. The municipality must ensure that no permanent structures or storm water retention facilities are constructed within the boundaries of the designated water easement or in any manner that may compromise or interfere with OCWA infrastructure facilities. 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 prior to, or as a condition of, municipal approval of the site plan.

The Board offers the following comment:

New York State informational wetland mapping indicates the potential presence of NYS wetlands on or near the site. Applicants proposing development on a property that may contain NYS jurisdictional wetlands are advised to obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC), and/or coordinate with DEC regional staff to determine if a wetland permit is required, as part of the municipality's plan review process.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Town Board at the request of T.H. Kinsella Quarries for the property located at Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is applying for an amendment to their current Natural Resource Removal Permit to include 11.8 acres that were just rezoned to Natural Resource Removal (NRRD) zoning district to allow for an expansion of gravel mining operations; and
- WHEREAS, the Board previously offered No Position with Comment regarding a zone change referral (Z-25-74) to change the site to the NRRD to allow expansion of an existing gravel mine, encouraging the Town to consider nearby residential land uses when reviewing the proposed expansion of mining operations and to ensure adequate avoidance or mitigation of mining operations is identified prior to zone change approval; and
- WHEREAS, the site is comprised of three parcels on the western side of an existing mining operation located between NYS Route 5 and Salt Springs Road in the Town of Manlius, east of the Village of Fayetteville; the area is characterized by large vacant wooded parcels with low-density residential along roadways and residential neighborhoods to the west; and
- WHEREAS, per aerial imagery from May 2024, the mining operation is set away from the road and is accessed via internal roads to Townsend Road and NYS Route 5; the mining operation appears to be a large, exposed area crossed with a network of internal roads and a surface water feature located in the northern portion of the mine; and
- WHEREAS, per the referral materials, the applicant is seeking to amend their current Natural Resource Removal Permit to include the 11.8 acres recently rezoned to NRRD in a permitted mining operation and expand onsite mining operations to that area; per the Environmental Assessment Form (EAF) dated 2/3/25, the project will result in the removal of 450,000 cubic yards of material from the site, stating "limestone bedrock will be excavated, processed, and sold to market" and "excavated material will be crushed and sized using industry standard equipment, consistent with current approvals for the site"; and
- WHEREAS, per the Proposed Amendment to NRRP map dated 5/8/25, a 250'-wide Forever Wild Area along the site's western boundary buffers the adjacent residential neighborhood; the map depicts a 600'-wide buffer between mining activities and the Forever Wild Area; per the Renewal and Modification Application for Permit to Mine and Mined Land Use Plan prepared by JMT of New York, Inc

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dated 5/2025, potential impacts are discussed including noise, dust/air quality, and impacts to the surrounding environment; the a noise impact analysis was conducted and projected noise scenarios are included in the Plan; detailed noise mitigation measures include equipment to be muffled to MSHA standards, vegetative cover is retained in areas outside of the mining location, and operation hours are restricted to Monday through Friday 6am to 4pm and Saturdays 7am to 12pm; per the Plan, any potential visual impact from mining activity expansion is mitigated by the terrain and the security safety berm that surrounds the mining area; per the Plan, impacts to surrounding air quality are mitigated by measures including controlling dust on roadways with water, seeding berms to prevent dust and erosion, and leaving existing vegetation and trees in place wherever possible; and

WHEREAS, it is noted in the EAF that the current and proposed activity involves heavy equipment, delivery vehicles, emissions from processing equipment (to be processed as is currently), and “fuel exhaust, fugitive dust, consistent with currently approved operations”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/3/25, 11.8 acres of the site will be disturbed by the proposed project; per GIS mapping, the three parcels comprising the site total approximately 74 acres; per the EAF, “stormwater within the expansion area will be managed internally through conveyance to the existing on-site pond 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, there are no existing drinking water or wastewater services to the site and no changes to the current infrastructure are proposed; and

WHEREAS, GIS mapping shows the northern portion of the existing mining site, consistent with the existing surface water feature, and a small area at the center of the site may contain federal wetlands; per the Renewal and Modification Application for Permit to Mine and Mined Land Use Plan prepared by JMT of New York, Inc dated 5/2025, Pools Brook, a NYS jurisdictional Class C stream is located in the northeast corner of the property; per GIS Mapping, Pools Brook is located over 1,500’ from the current site;

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

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State

Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Town Board at the request of Highbridge Senior Apartments for the property located at Highbridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing to update their Planned Unit Development (PUD) District Plan to allow construction of a 102-unit senior apartment facility on an 8.77-acre parcel currently zoned Commercial A (CA); and
- WHEREAS, the Board has reviewed multiple referrals regarding this PUD and the proposed senior apartment facility, most recently recommending Modification of a site plan referral (Z-25-119) advising the applicant to continue to coordinate access with the Onondaga County Department of Transportation (OCDOT), to continue coordinating with the Onondaga County Department of Water Environment Protection (OCDWEP) regarding wastewater plans for the site, and to coordinate with the NYS Department of Environmental Conservation (DEC) regarding any onsite wetlands; the Board also provided a comment encouraging the applicant to consult with US Fish and Wildlife and the New York Natural Heritage Program to minimize the impact to any endangered bat species present on site; previously the Board reviewed a proposed zone change referral (Z-23-234) from Commercial A (CA) to Planned Unit Development (PUD) and a proposed zone change referral (Z-23-141) from Commercial A to Residential 5 providing similar requirements and comments; and
- WHEREAS, the site is near residential neighborhoods west of the Village of Manlius, adjacent to Brookdale Alzheimer's & Dementia Care facility and across Highbridge Street from the Wildwood Ridge apartment complex; and
- WHEREAS, the site is a vacant, wooded parcel with the eastern and southern parcel boundaries sloping steeply up to adjacent single-family homes; the site has frontage opposite the Brookdale facility on Gramercy Circle, a local road, and frontage along Highbridge Street, a county route; and
- WHEREAS, per a letter from Keplinger Freeman Associates to the Town dated 4/30/25, the applicant is requesting approval of the amended Highbridge Senior Apartments PUD District Plan; the Highbridge Senior Apartments PUD was initially approved on 12/6/23; per the letter, changes from the previous versions of this development include increasing residential units from 86 to 102, reducing the parking ratio from 2.0 spaces per unit to 1.5 spaces per unit, and reducing onsite parking;

and

WHEREAS, per the Layout Plan dated 4/29/25, the proposed complex will have two access points from Gramercy Circle, leading to a parking lot, backed by the 102-unit senior apartment building along with a pergola, firepit, and pickleball court; per a Parking Data Chart on the Layout Plan, the complex will have 58 exterior spaces and 76 basement-garage spaces;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Highbridge Street will be permitted; and

WHEREAS, the Site Preparation Plan dated 4/29/25 and the Layout Plan shows multiple existing and proposed easements: an existing utility easement on the adjacent Brookdale facility parcel which encroaches on the site along the northern site boundary will remain; a new 12'-wide access easement is proposed to connect Gramercy Circle with the proposed stormwater facility; a New York Telephone Company easement along the Highbridge Street frontage will remain; a proposed 10'-wide sidewalk easement "to Village of Manlius" is depicted along the Highbridge Street frontage; and

WHEREAS, per the previously submitted Environmental Assessment Form (EAF) dated 4/12/23, 5.00 acres of the site will be disturbed by the proposed project; per the Layout Plan dated 4/29/25, a stormwater basin will be constructed between the proposed building and the existing slope and will connect to the existing stormwater basin at the rear of the adjacent Brookdale facility; per the Layout Plan, a proposed drainage easement to Brookdale includes the proposed stormwater facility to where it connected with the adjacent parcel; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the complex; 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 to be served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and a new connection is proposed; 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to coincide with existing stormwater facilities on the adjacent parcel and the proposed location of the on-site stormwater facilities; wetlands and the associated 100'-buffer are not

depicted in the referred plans;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 2 miles from the site; CENTRO is unable to serve senior residents at this location; and

WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or their associated habitat, which have 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 significant wooded areas on site will be removed; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant must continue to coordinate Highbridge Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate wastewater plans with the Onondaga County Department of Water Environment Protection. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. New York State informational wetland mapping indicates the potential presence of NYS wetlands on or near the site. Applicants proposing development on a property that may contain NYS jurisdictional wetlands are advised to obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC), and/or coordinate with DEC regional staff to determine if a wetland permit is required, as part of the municipality's plan review process.
2. Given that the site may contain the federally and state endangered Indiana Bat and Long-eared Bat or their associated habitat, the applicant is encouraged to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-172

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cicero Fire Department for the property located at 8377 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 31, both state highways; and
- WHEREAS, the applicant is proposing construction of a 56' X 38' metal storage building for storage of antique fire equipment on a 5.76-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a site plan referral (Z-15-87) to demolish an existing fire station and construction a new 15,000 sf fire station, advising the Town, Fire Department, and applicant to explore different site planning, particularly with regarding to the location and number of driveways to address longstanding issues with the site regarding safe ingress/egress; per aerial imagery, construction of the new station and demolition of the old station has occurred; and
- WHEREAS, the site is located along Brewerton Road, NYS Route 11, just north of its intersection with NYS Route 31 and west of Interstate 81; the area is characterized by a mix of commercial and residential along roadways with neighboring large parcels containing agriculture and/or woodlands; and
- WHEREAS, per aerial imagery, the site contains an approximately 15,220 sf fire station located along Brewerton Road, with an expansive driveway from the equipment bay plus two approximately 24'-wide drieways, all to Brewerton Road; car parking is located along the northern and southern sides of the building with a rear parking lot; the rear portion of the site is vacant;  
ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to Brewerton Road will be permitted; and
- WHEREAS, per a letter to the Town from Napierala Consulting dated 5/6/25, the applicant is proposing construction of a 56'x38' metal storage structure at the rear of the developed portion of the site to house antique and rarely used firefighting equipment along with grounds maintenance equipment; per the Outdoor Storage Site Plan dated 5/6/25, an existing stormwater management area is located at the rear of the rear parking lot; the storage building will be located the rear of that stormwater area, accessed by a driveway (composed of asphalt millings) stemming from the northwest corner of the rear parking lot;
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/6/25, 0.25 acres of the site will be disturbed by the proposed project and any additional stormwater will be directed to the two on-site stormwater management area; the Site Plan shows the second stormwater management area is located northwest of the northwest corner of the rear parking lot;

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 public sewers and no change to the existing infrastructure is proposed; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

WHEREAS, GIS mapping shows potential NYS wetlands extend into the site from the northern site boundary and coincide with a riverine federal wetland; per aerial imagery and GIS mapping, the developed area of the site does not appear to encroach on the wetlands as mapped; wetlands are not indicated on the Site Plan and it's unclear if the proposed storage building will encroach on the wetlands;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers;

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

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

WHEREAS, the site is located near the American Legion Post #787 and Structure #31 which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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:

New York State informational wetland mapping indicates the potential presence of NYS wetlands on or near the site. Applicants proposing development on a property that may contain NYS jurisdictional wetlands are advised to obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC), and/or coordinate with DEC regional staff to determine if a wetland permit is required, as part of the municipality's plan review process.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Wilkins Recreational Vehicles, Inc. for the property located at 8010 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing minor site improvements on a 13.85-acre parcel to establish an RV dealership in an existing building in a Regional Commercial zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan, zone change, and subdivision referrals (Z-21-70, Z-21-71, and S-21-9) to establish a new residential development on the site and adjacent parcel, advising the applicant is required to coordinate Route 11 access plans with the NYS Department of Transportation (NYSDOT) and submit a Traffic Impact Study (TIS) and Stormwater Pollution Prevention Plan (SWPPP), coordinate with the Onondaga County Departments of Water Environment Protection and Health Department (OCDWEP and OCHD) regarding any extension of wastewater infrastructure, and advising the Town to require cross access easements; the Board also encouraged mixed-income residential in the proposed development, and to incorporate pedestrian, bike, and public transit accommodations on site; per aerial imagery from May 2024, the proposed changes appear to not have occurred; the Board has also reviewed a number of previous referrals (Z-17-57, S-17-20, and Z-18-112) for construction of the auto dealership on site; and
- WHEREAS, the site is located along the highly commercialized and high-traffic NYS Route 11 corridor with surrounding medium and large-scale retail uses and small residential neighborhoods; the site has frontage on Route 11 and contains an existing 43,667 sf building and associated parking for a used car dealer; the site has an existing driveway onto Route 11 and a private access road that extends along the northern lot line to a rear parcel; a portion of a former driveway, previously used for vehicle display, extends into the NYS Route 11 right-of-way;  
ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to Route 11 will be permitted; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/19/25, the applicant is proposing to utilize the site for a Wilkins RVE Dealership with minor site changes proposed including restriping the asphalt, removal of 6 light poles, the addition of fencing/gates, and installation of an RV dump station at the rear of the existing building; per the Conceptual Site Plan dated 5/21/25, the new security fencing will be installed along the perimeter of the existing facility

with gates positioned at entrances; new overhead doors are proposed for the exterior of the existing building; no other exterior changes are proposed at this time; and

WHEREAS, the access road occurs along northern portion of the site, providing access to the site and lands to the rear; the Town and development community have contemplated potential development of lands to rear of this site, utilizing this access road; and

WHEREAS, per the EAF, 0.01 acres of the site will be disturbed by the proposed project and "existing stormwater management systems to remain, with no increase in impervious land coverage"; and

WHEREAS, per the referral notice, the site is served by public drinking water and an increase in demand is anticipated;  
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, is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, and an increase in flow is anticipated;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, GIS mapping shows the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include the northern site boundary and portions of the southern and eastern site boundaries; wetland boundaries are not indicated on the plans;  
ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

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:

Per the NYS Department of Transportation, the applicant must remove the portion of former driveway (display area) which encroaches within the NYS right-of-way, prior to, or as a condition of, municipal approval of the site plan.

The Board offers the following comments:

1. The Town and applicant are encouraged to ensure proper disposal of waste from the Recreational Vehicle dumping station.

2. The Town and applicant are encouraged to coordinate preservation of roadway access via this site to rear parcels along Route 11, to ensure viable options for future development of landlocked parcels and to improve connectivity between neighboring parcels along the corridor.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of McDonald's USA, LLC for the property located at 4979 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on a 1.269-acre portion of a 19.99-acre parcel from Limited Use for Gasoline Services (LuC-1) to Regional Commercial (RC-1) to facilitate the construction of a McDonald's restaurant with drive-thru; and
- WHEREAS, the Board has reviewed multiple referrals regarding this proposed McDonalds, most recently recommending Modification of a special permit referral (Z-25-79) to construct a 4,400 sf McDonald's with drive-thru, advising the applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation (OCDOT) and provide a Traffic Impact Study (TIS) for the full build out and encouraging better siting and additional landscaping to improve appearance and reduce stormwater runoff; previously, the Board reviewed a special permit referrals (Z-24-215) and (Z-16-392) for this McDonald's providing similar requirements and comments; and
- WHEREAS, the site currently contains a Wegmans Grocery store and multiple small retail tenants within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; the site has signalized access to West Taft Road, a county highway, and a full access driveway to Cedar Post Road, a local road;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
- WHEREAS, per the site plan dated 5/20/24, the applicant is proposing construction of a 3,694 sf McDonald's restaurant with drive thru in the southeast corner of the parcel, near the site's frontage on West Taft Road, a county route, and Cedar Post Road, a local road; per the site plan, the subject area will contain a McDonald's restaurant in the middle of the parcel with a double drive-thru starting along the southern side, shrinking to a single-lane drive-thru as it circulates the building; the parcel will have a total of 45 parking spaces; the subject area is within the larger parking lot for the plaza and has four entry points into the subject area; additional landscaping or planting islands are not depicted in the site plan; and
- WHEREAS, per the Town of Clay zoning code, the Regional Commercial (RC-1) is intended to "allow for diverse, large-scale commercial development of potentially

multiple lots, structures and uses arranged in a planned and coordinated manner. Such development shall be treated as a unified development maintaining coordinated site management of shared parking, signage and similar site improvements. This district shall emphasize design to ensure compatibility with adjoining properties, land uses, public facilities and environmental features and, therefore, each shopping center complex shall conform to both district and individual lot development standards;" uses allowed in RC-1 with site plan approval include shopping center, bank/credit union, restaurant, motel/hotel, and veterinary care facilities; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located adjacent to the site with a stop located at West Taft Road and Cedarpost Road; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the restaurant; per the referral notice the restaurant is anticipated to require an increase to the existing service;

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

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

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

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

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appear to coincide with the rear parcel boundary;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality

Review (SEQR) process; and

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

The Board has No Position regarding the proposed zone change, but offers the following requirement and comment regarding the proposed restaurant:

1. Per the Onondaga County Department of Transportation the applicant is required to coordinate West Taft Road access plans with their Office. To further meet Department of Transportation requirements, the applicant must complete a Traffic Impact Study (TIS), for full build out. The TIS must include traffic generation data from concurrently proposed projects along West Taft Road (Inverness Gardens Senior Housing, Northern Credit Union, Summit Credit Union, and McDonalds). The applicant is required to first contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 11, 2025

OCPB Case # Z-25-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Marc Lebieczinski for the property located at 7985 Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a 3.09-acre parcel from One-Family Residential (R-15) to One-Family Residential (R-40); and
- WHEREAS, the Board is concurrently reviewing subdivision and area variance referrals (S-25-20 and Z-25-167) to divide the site into two new lots and grant area variances to allow the proposed subdivision; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-24-357) to change the site from Residential/Agricultural (RA-100) to One Family Residential (R-15), encouraging the Town to revisit whether the R-15 district was appropriate for the site as that zoning district is intended for parcels with access to public sewer lines and advising any development would require the Onondaga County Department of Health to approve or accept any existing or proposed septic; and
- WHEREAS, the site is located on Morgan Road, a county highway, in an area characterized by a mix of commercial land uses along major routes, interspersed with and surrounded by residential in this highly trafficked corridor; nearby commercial include a storage facility and a dance school; railroad tracks belonging to NY Central Lines abuts the site to the rear; the Woodward Industrial Park is located across Morgan Road; residential developments are located north and south of the site; and
- WHEREAS, the site is a triangular shaped parcel with 514.58' of frontage on Morgan Road, a county road; the site contains an approximately 3,400 sf building and driveway to Morgan Road, surrounded by trees and brush; and
- WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25 which shows the proposed lots, the applicant is seeking to divide the 3-acre site into Lot 100 (1.79 acres) and Lot 101 (1.30 acres); proposed Lot 100 comprises the northern portion of the site and will have 181.84' of frontage on Morgan Road; proposed Lot 101 will be triangular, have 227.74' of frontage on Morgan Road, and its 486.41' southwestern lot boundary abuts rail lines belonging to NY Central Lines; per the Variance Map, the existing building and driveway to Morgan Road will be on proposed Lot 100 and a residence with driveway to Morgan Road will be constructed on proposed Lot 101;

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

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

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

requirements; and

WHEREAS, per the Variance Plan Windsor Property Group map dated 5/16/25, the applicant is seeking multiple variances to allow this subdivision: to allow proposed Lot 100 to have a lot width of 181' when Town Code requires a minimum lot width of 262.5' and to allow proposed Lot 101 to have a lot area of 56,817 sf when 70,000 sf is required; and

WHEREAS, per an email with the Town dated 5/27/25, the applicant changed the previously requested zone change from R-15 to One-Family Residential District (R-40) because the site does not have public sewer access and R-15 is intended for properties with public sewer access; per the Town Code, the intent of R-40 is "to allow lower-density, single-family uses and supportive nonresidential development within portion of the Town that are not served by public sewers"; uses allowed in R-40 include a one-family dwelling with a building permit, park/playground with site plan approval, and schools, day-care centers, religious institutions, community centers, and libraries with a special use permit; parcels on the west side of Morgan Road are predominantly in Residential zoning districts and parcels on the east side of Morgan Road are in Industrial zoning districts; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/16/25, 3.09 acres of the site will be disturbed by the proposed project; stormwater mitigation plans are not detailed in the referral materials;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the proposed house; per GIS Mapping, OCWA infrastructure traverses the site adjacent to the northern parcel boundary before connecting to water lines along Morgan Road;  
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, one new individual septic system is proposed to serve the new residential lot;  
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, development of the site will result in some trees being removed;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation

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

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

The Board has No Position regarding the proposed zone change, but offers the following requirements for the project as a whole:

1. Per the Onondaga County Department of Transportation, the applicant is required to coordinate Morgan Road access plans with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The 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.
3. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

**TO:** Members, Town of Clay Planning Board

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

**DATE:** 6/4/2025

**RE:** Administrative Review – Informal Review of Gaskins Reef Amended Subdivision

**RECOMMENDATION:** Modification

Troy Waffner  
Director

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

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

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

<b>CASE NUMBER:</b>	<b>S-25-16</b>
<b>REFERRING BOARD:</b>	Town of Clay Planning Board
<b>DATE RECEIVED:</b>	5/16/25
<b>TYPE OF ACTION:</b>	<b>Preliminary Subdivision</b>
<b>APPLICANT:</b>	Gaskins Reef Amended / Patricia L. Peters
<b>LOCATION:</b>	8515 Gaskin Road
<b>WITHIN 500' OF:</b>	Municipal boundary with Town of Lysander
<b>TAX ID(s):</b>	019.-01-01.4

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

### Project Summary:

This informal review of the requested subdivision was conducted at the request of the Town.

The applicant is proposing to divide their parcel into two new lots in a One-Family Residential (R-10) zoning district. The site is a 1.5-acre parcel located between Gaskin Road and the Seneca River. Per the Final Plan Gaskin's Reef – Amendment No. 2 dated 12/10/24, the subdivision will result in proposed Lot 4A (0.83 acres) containing the existing 2-story house and proposed Lot 4B (0.69), the site of the proposed retirement home. Each lot will have over 125' of frontage on Gaskin Road and Seneca River access.

Per a letter to the Town dated 5/7/25 included with the referral materials, the property owner and resident is seeking to divide their parcel to allow construction of "a smaller retirement style home on the southern portion" of the site, the new lot will have direct access to Gaskin Road via an existing gravel driveway, and the proposed lot meets dimensional requirements of R-10 and will not need a variance.

Per the letter to the Town, proposed Lot 4B has access to municipal drinking water and a new connection is proposed. A new septic system is proposed for Lot 4B, the septic area is depicted in the Subdivision Map, and the applicant advises they have obtained septic approval from the Onondaga County Health Department (OCHD). The Subdivision Map shows endorsement by OCHD.

The site is bordered to the west by the Seneca River and both the 100-year floodplain and floodway may encroach on the parcel's western boundary. The Subdivision Map shows the "Flood Zone" boundary existing primarily to the west of the parcel boundary. Per the Site Plan & Details dated 8/29/24, the proposed house is located outside of the Flood Zone.

**Advisory Note(s):**

1. 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.
2. The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
3. 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.

**Recommendation:** Modification

**Modification(s):**

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and proposed and existing drinking water and wastewater infrastructure (including well locations and septic tank/field locations). The applicant must show existing and proposed well locations, septic tanks, and leach field locations prior to municipal approval of the subdivision.

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission

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

**DATE:** 6/4/2025

**RE:** Administrative Review – Milton Avenue Subdivision

**RECOMMENDATION:** No Position

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

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

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

<b>CASE NUMBER:</b>	<b>S-25-17</b>
<b>REFERRING BOARD:</b>	Syracuse City Planning Commission
<b>DATE RECEIVED:</b>	5/19/2025
<b>TYPE OF ACTION:</b>	<b>Preliminary Subdivision</b>
<b>APPLICANT:</b>	Syracuse Land Bank
<b>LOCATION:</b>	1227 and 1223 ½ Milton Avenue
<b>WITHIN 500' OF:</b>	municipal boundary with Village of Solvay
<b>TAX ID(s):</b>	113.-10-01.0, 113.-10-02.0

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

### Project Summary:

The applicant is proposing to combine two parcels totaling 0.18 acres in a Neighborhood Center (MX-2) zoning district on the western edge of the City of Syracuse. The site contains two parcels located at the corner of Milton and Avery Avenues, adjacent to the City's boundary with the Village of Solvay. The area is characterized by a mix of commercial and residential uses along Milton Avenue, residential neighborhoods extending to the south, and commercial and industrial to the north. The eastern parcel contains a 3-family house located on the Milton Avenue frontage and the western parcel is vacant. Per the Proposed Resubdivision on Lots One and Two map dated 1/27/25, the applicant is combining the two parcels into proposed Lot One A (0.18 acres) resulting in 98.94' of frontage on Milton Avenue and 109.14' of frontage on Avery Avenue.

Per the referral, the lot combination is to provide extra yard space to the existing building. No other work is proposed.

**Advisory Note(s):**

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

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission

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

**DATE:** 6/11/2025

**RE:** Administrative Review – Crafton Avenue Subdivision

**RECOMMENDATION:** No Position

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

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

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

<b>CASE NUMBER:</b>	<b>S-25-19</b>
<b>REFERRING BOARD:</b>	Syracuse City Planning Commission
<b>DATE RECEIVED:</b>	5/27/2025
<b>TYPE OF ACTION:</b>	<b>Preliminary Subdivision</b>
<b>APPLICANT:</b>	Syracuse Land Bank
<b>LOCATION:</b>	205 & 203 Crafton Avenue
<b>WITHIN 500' OF:</b>	New York State owned property at 416 Academy Place
<b>TAX ID(s):</b>	066.-09-01.0 , 066.-09-02.0

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

### Project Summary:

The applicant is proposing to combine two parcels totaling 0.18 acres in a Single-Unit Residential (R1) zoning district. The site contains two irregular-shaped parcels located at 205 & 203 Crafton Avenue, within 500 feet of a New York State owned property at 416 Academy Place.

The area is characterized by residential uses to the north along Valley Drive, Crafton Avenue and Academy Place, the area to the south of the property is characterized primarily by open space with some residential properties located in the area. The parcel located at 203 Crafton Avenue contains an existing one story frame house with an attached deck and a detached single-car garage. The parcel located at 205 Crafton Avenue is a triangular shaped vacant lot; according to the Syracuse LandBank the property is not buildable due to its small size and frontage. Per the Proposed Resubdivision on Lot 74 and Part of Brooklea map dated 4/25/25, the applicant is combining the two parcels into proposed Lot One 74A (7790 Square feet, 0.18 acres) resulting in 238.59.94' of frontage on Crafton Avenue.

Per the referral, the lot combination is to provide extra yard space to the existing building. No other work is proposed.

**Advisory Note(s):**

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

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of Dewitt Planning Board

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

**DATE:** 6/11/2025

**RE:** Administrative Review – Rocklyn Clay, LLC - Barnes & Noble Liverpool

**RECOMMENDATION:** Approval

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

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

<b>CASE NUMBER:</b>	<b>Z-25-159</b>
<b>REFERRING BOARD:</b>	Town of Clay Planning Board
<b>DATE RECEIVED:</b>	5/13/2025
<b>TYPE OF ACTION:</b>	<b>Site Plan</b>
<b>APPLICANT:</b>	Rocklyn Clay, LLC - Barnes & Noble Liverpool
<b>LOCATION:</b>	3956 New York State Route 31
<b>WITHIN 500' OF:</b>	New York State Route 31
<b>TAX ID(s):</b>	055.-01-01.2

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

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

### Project Summary:

The applicant is proposing the instillation of six electric vehicle charging stalls, one of which is van accessible, a pad transformer, three 8' equipment skids with one EVgo Delta 350 Power-Cabinet and other supporting equipment. The site is a 4.68 acre parcel located within an RC-1 Regional Commercial zoning district in the Town of Clay. The site contains an existing commercial building housing Barnes and Noble Booksellers and a paved parking lot.

The proposed site plan shows six proposed electric vehicle charging stalls and supporting equipment to be located in the northeast corner of the existing parking lot. The site plan shows a proposed accessibility path leading from a van accessible lot to a new accessible curve ramp to be created through adjustments to an existing concrete walk. The site plan shows a net loss of three existing parking spaces as a result of adjustments to allow room for charging stall equipment and a new van accessible lot. No other changes to the site are proposed.

**Recommendation:** Approval

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of LaFayette Zoning Board of Appeals

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

**DATE:** 6/4/2025

**RE:** Administrative Review – Hughes Area Variance

**RECOMMENDATION:** No Position with Comment

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

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

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

<b>CASE NUMBER:</b>	<b>Z-25-166</b>
<b>REFERRING BOARD:</b>	Town of LaFayette Zoning Board of Appeals
<b>DATE RECEIVED:</b>	5/27/25
<b>TYPE OF ACTION:</b>	<b>Area Variance</b>
<b>APPLICANT:</b>	Patrick and Karen Hughes
<b>LOCATION:</b>	2379 and 2389 Route 11A
<b>WITHIN 500' OF:</b>	NYS Route 11A and a farm operation in a NYS Agricultural District
<b>TAX ID(s):</b>	016.-02-14.0, 016.-02-15.0

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

### Project Summary:

Per the referral, the applicant is requesting an area variance to allow a lot line adjustment that would create two lots of 49,049 sf (1.126 acres) and 19,602 sf (0.45 acres) when a minimum lot size of 60,000 sf (1.377 acres) are required by Town Code. Per a conversation with the Town, the lot line adjustment will be referred at a later date.

A modified land survey was included with the referral materials which does not show the proposed lot line adjustment. It's noted the current lot sizes of 0.91 acres and 0.72 acres were pulled from tax records. The site is comprised of two parcels, each with frontage on NYS Route 11A, totaling 1.4 acres (GIS mapping) in an Agricultural (AG) zoning district. The site is located in an area characterized by low density residential surrounded by large agrarian and wooded parcels. The modified survey, referral notice, and GIS mapping all detail a different total acreage for the site.

Per the Onondaga County Department of Finance Office of Real Property Services, the site has individual wells and septic. No proposed changes to the site are detailed in the referral materials.

Per GIS Mapping, adjacent parcels to the west are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.

**Advisory Note(s):**

Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.

**Recommendation:** No Position with Comment

**Comment(s):**

1. To encourage and facilitate a detailed review of proposals by boards and staff the municipality should explore requiring within local codes that certain data be included with all submitted applications including requiring a land survey by a licensed surveyor and a subdivision map depicting the proposed lots. Data layers to be required include utilities and related easements and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to municipal approval of the subdivision.

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of Clay Zoning Board of Appeals

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

**DATE:** 6/4/2025

**RE:** Administrative Review – Pinecrest Apartments Variance

**RECOMMENDATION:** No Position

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

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

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

<b>CASE NUMBER:</b>	<b>Z-25-169</b>
<b>REFERRING BOARD:</b>	Town of Clay Zoning Board of Appeals
<b>DATE RECEIVED:</b>	5/20/25
<b>TYPE OF ACTION:</b>	<b>Area Variance</b>
<b>APPLICANT:</b>	Pinecrest Apartments
<b>LOCATION:</b>	7300 Cedar Post Road
<b>WITHIN 500' OF:</b>	a farm operation located in a NYS Agricultural District
<b>TAX ID(s):</b>	107.-20-04.0

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

### Project Summary:

The applicant is requesting an area variance for the Pinecrest Apartment complex located on a 23-acre parcel in an Apartment (R-APT) zoning district in the Town of Clay. The Pinecrest Apartments are an existing multi-building complex located north of the Taft Road Wegmans with road access to Harvest Lane and Cedar Post Road, both local roads. Per an email with the applicant, the complex had previously been approved for 386 dwelling units, 390 had been constructed, but four dwelling units had been used for other purposes (as a model apartment, office space, and storage). The applicant is now seeking to utilize those four units as dwelling units which requires a density variance to allow a minimum land area of 23.09 acres where 56.74 acres are required by Town Code. No interior or exterior changes to the site are proposed.

The new dwelling units have public drinking water and wastewater service and no new connections are proposed. The site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump

Station service areas. The conversion of the spaces to use as dwelling units may result in an increase in demand.

**Advisory Note(s):**

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

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Manlius Village Board

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

**DATE:** 6/4/2025

**RE:** Administrative Review – Suplicz Home Occupation Special Use Permit

**RECOMMENDATION:** No Position with Comment

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

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

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

<b>CASE NUMBER:</b>	<b>Z-25-176</b>
<b>REFERRING BOARD:</b>	Manlius Village Board
<b>DATE RECEIVED:</b>	5/30/25
<b>TYPE OF ACTION:</b>	<b>Special Permit</b>
<b>APPLICANT:</b>	Joseph G. Suplicz
<b>LOCATION:</b>	7701 King Road
<b>WITHIN 500' OF:</b>	East Seneca Turnpike (NYS Route 173)
<b>TAX ID(s):</b>	033.-03-28.1

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

### Project Summary:

The applicant is requesting a special use permit to operate a two-chair barbershop home occupation on a 0.57-acre parcel in a Residential (R1) zoning district. The site is located in a residential neighborhood on the western side of the Village and contains a single-family house with a driveway to King Road, a local road. Per the referral, the applicant proposes to extend and seal the existing driveway, cap and smooth the existing concrete retaining wall, and add a barber-pole-sconce and sign to the garage. The proposed sign will be 13"x24" and the barber-pole-sconce will be 9.4"x19.3".

The referral materials did not include a land survey. A hand-drawn picture indicates the entry to the building, the road, possibly the driveway, and an area noted as "Currently Grass Area". The plan shows four cars to be parked in the driveway, indicating two additional cars will be parked adjacent to the existing driveway in an area that may be the proposed driveway extension. The plan does not include property lines, measurements, or scale. Dimensions, materials, and location relative to property boundaries for the proposed driveway extension are unclear.

Letters from community members to the Village were included with the referral materials expressing concerns. Concerns include speculation the applicant doesn't reside in the home, lack of onsite parking, increased vehicle traffic, and impacts to snow removal on the narrow street.

**Recommendation:** No Position with Comment

Comment(s):

To encourage and facilitate a detailed review of proposals by boards and staff the municipality should explore requiring within local codes that certain data be included with all submitted applications including requiring a land survey by a licensed surveyor and a scaled site plan depicting property boundaries, measurements, and other details of proposed changes to the site that are necessary for evaluation of any proposal