



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

July 23, 2025

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

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Renee Dellas  
Marty Masterpole  
Don Radke

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Kathryn Ryan  
Robin Coon  
Daniel Costa

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 23, 2025.

## III. MINUTES & OTHER BUSINESS

Minutes from July 2, 2025 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-25-23	TDewPB	No Position With Comment	S-25-24	VJorPB	No Position With Comment
Z-25-213	TClaTB	Modification	Z-25-214	TSalTB	No Position With Comment
Z-25-215	VJorPB	Modification	Z-25-216	VJorPB	No Position With Comment
Z-25-217	TOnoZBA	Modification	Z-25-218	CSyrPB	Modification
Z-25-220	TCicPB	Modification	Z-25-222	VJorPB	Modification
Z-25-223	TClaTB	No Position With Comment			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # S-25-23

- 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 FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of 6757 Kinne St. Subdivision / Stephen Oliva, Jr. for the property located at 6757 Kinne 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 Kinne Street and East Molloy Road (both Route 71), a county highway and Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to combine six tax parcels into one new lot (1.51 acres) in an Industrial zoning district as part of a commercial building expansion project; and
- WHEREAS, the Board recently offered No Position with Comment on a site plan referral (Z-25-200) to raise a portion of the existing building's roof, encouraging the applicant to improve site appearance and drainage by adding landscaping along road frontages and around the parking lots; and
- WHEREAS, the site is located at the southwest corner of the intersection of Old Collamer Road and Kinne Street in an area characterized by the commercial uses surrounding Hancock International Airport; and
- WHEREAS, the site is comprised of multiple parcels under the same ownership and contains an approximately 14,133 sf warehouse, with driveways to both Kinne Street (County Route 71) and Old Collamer Road; parking is located in a lot at the front of the building and along the driveway to Old Collamer Road, totaling 40 parking spaces;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kinne Street must meet Department requirements; and
- WHEREAS, per the Oliva Properties LLC Lot Merger map dated 5/28/25, the applicant is combining the six parcels comprising the site into one new 1.51-acre lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/18/25, zero acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the

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)

Metropolitan Wastewater Treatment Plant service area and no changes to the existing infrastructure are proposed;

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

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

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

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

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

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

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # S-25-24

- 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 Village of Jordan Planning Board at the request of Patrick Rock for the property located at Peru 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 Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between 6 parcels, creating two new lots, New Lot 100 (7.84 acres) and New Lot 101 (4.96 acres), in a One-, Two- and Multiple-Family Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-215, Z-25-216, Z-25-222) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- WHEREAS, the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- WHEREAS, per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
- ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of
- WHEREAS, per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated

on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

WHEREAS, per the referral notice, the applicant is requesting variances to allow 84 parking spaces when 98 are required by Village Code and to allow a 20' distance between buildings when 40.5' is required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10); per the Lands of Rock Plan, the wetlands appears along a portion of the northern site boundary, occupying a 27,419 sf (0.63 acres) area; per the Lands Of Rock Plan, the wetland boundaries were delineated by Ambient Environmental, Inc and dated 12/18/24; per the Overall Plan dated 5/7/25, the proposed development occurs outside of the wetland area; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC)

or coordinate with regional DEC staff to determine if a wetland permit is required; and

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

WHEREAS, the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials;

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

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

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

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

The Board has No Position regarding the proposed subdivision, but offers the following requirement and comment regarding the proposed development:

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

2. The applicant and Village are encouraged to add plantings and landscaping around buildings, along the internal road, and between the development and adjacent residential properties. Site plan submittal should include a planting plan showing details such as quantity of plants and location.

3. The applicant is encouraged to have pedestrian connections to the nearby Empire State Trail.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Northern Credit Union for the property located at 5004-5008 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 3,100 sf credit union with drive-thru on 2.54 acres in an Office (O-2) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site, most recently offering No Position with Comment on a zone change referral (Z-25-157) to change the site to Neighborhood Commercial (NC-1) to allow construction of a Northern Credit Union; the Board advised that per Onondaga County Department of Transportation (OCDOT), direct access to West Taft Road must be removed from the plans and a Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for the full build out must be submitted to the Department; the Board encouraged installation of sidewalks along the West Taft Road frontage, advised drainage from the adjacent development must not be negatively impacted, encouraged more landscaping and screening to buffer adjacent residential, and encouraged the municipality to reduce the parking requirements and to relocate parking to the side and rear of the site; and
- WHEREAS, the site is located along West Taft Road, County Route 51, with additional frontage along Wintersweet Drive; the site is across the street from Wegmans and is part of the Inverness Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods; the site's two parcels currently contain single family homes (to be demolished) with driveways to West Taft Road; and
- WHEREAS, per the Site Plan dated 6/19/25, the applicant is proposing the construction of a +/- 3,100 sf credit union with drive-thru and 46 parking spaces; the building will be constructed at the center of the site with parking lots on three sides, facing West Taft Road, Wintersweet Drive, and the rear of the site; a 3-lane drive-thru will circulate along the east side of the building, adjacent to residential; access to the site will come from a full access driveway from Wintersweet Drive, a local road; the Site Plan shows trees to be installed along the eastern and southern parcel boundaries and shows landscaping around the proposed building and on landscaped islands in the parking lot; and

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

WHEREAS, a Resubdivision Plat For the Lands of Northern Credit Union dated 1/28/25, was included showing the combination of the two lots comprising the site into New Lot 1 (2.52 acres); the resubdivision has not been referred to this Board; an Easement Map, dated 6/19/25 was included in the referral materials showing the proposed development located within an easement area, but excluding all areas not to be covered by pavement or building; (the application also includes a legal description of the easement); from the map, it is unclear who will exercise control over the landscaped areas and potential stormwater management areas outside of the paved area of the site, however, per a July 8, 2025 conversation with the project attorney, Northern Credit Union will maintain control over the entirety of New Lot 1; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/1/25, 1.60 acres of the site will be disturbed by the proposed project; per the Project Narrative provided by the applicant, stormwater runoff from the site will be “released from the stormwater management system from a control structure that outlets to an existing storm pipe along Taft Road; the stormwater Pollution Prevention Plan/Drainage Report will be subject to review and approval by the town and the county; during construction of the Inverness Gardens subdivision, this property was slated for use as a stormwater drainage basin for the residential development;

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

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the credit union; per the EAF, the proposed bank is anticipated to utilize 150 gallons of drinking water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; per the EAF, the proposed bank is anticipated to generate 150 gallons of wastewater per day; 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>;



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

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 Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along Wintersweet Drive or West Taft Road; and

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

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

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

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

1. The applicant must continue to coordinate West Taft Road 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 and municipality should ensure that the proposed project does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision.

The Board offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town to require the installation of sidewalks along the West Taft Road frontage.
2. The Town is encouraged to ensure the ownership of the easement is clearly identified and responsibility for ownership and maintenance of the site, landscaping, and infrastructure are clearly established and funded.
3. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design. Given the use of a drive-thru, the municipality is encouraged to reduce the parking requirements and to relocate parking to the side and rear

of the site.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-214

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Giuseppe Zavaglia for the property located at 6701 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 48), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 4.19-acre parcel from Planned Commercial (C-3) to Multi-Family Residential / Commercial (R-5) to allow conversion of a vacant hotel to apartments with an office and café/restaurant; and
- WHEREAS, the Board recently offered No Position with Comment on a previous version of this zone change referral (Z-25-149) to apply the Repurposing and Reuse Floating Overlay to the site, providing comments regarding the proposed development including the applicant must coordinate Buckley Road access plans with the Onondaga County Department of Transportation (OCDOT) and the applicant must submit a copy of a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP) due to the site being located within a County Drainage District; and
- WHEREAS, the site is a former Comfort Inn located on Buckley Road, a county road, in an area characterized by a mix of commercial land uses along major routes with residential neighborhoods and apartment complexes; the site abuts the NYS Thruway to the southeast, the Buckley Square Senior Apartments to the northwest, and offices across Buckley Road from the site; the Comfort Inn building is surrounded by parking lots with two full access driveways to Buckley Road;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, per the referral, the applicant is requesting to change the zoning designation for the site from Planned Commercial District (C-3) to Multiple Family Residential/Commercial District (R-5) to allow the existing hotel to be converted to apartments with a café/restaurant; per Town Code, R-5 is intended "to provide a similar use as the R-4 District but to permit limited commercial uses on the first floor of a multiple dwelling erected in an appropriate location for this type of use"; permitted uses include multiple dwellings and multiple dwellings with specific commercial uses on first floor; the allowed first floor commercial uses are retail sales and services, offices and personal service shops, and restaurants; and

WHEREAS, per an article on Syracuse.com dated 6/30/25, the hotel conversion will result in 92 dwelling units: 15 studio units, 74 1-bedroom units, and 3 2-bedroom units; information regarding the number and type of dwelling units was not provided in the referral materials; per the Land Survey for the Comfort Inn dated 4/18/2011, 250 parking spaces currently exist on site; and

WHEREAS, the previously referred zone change was to apply the Repurposing and Reuse Floating Overlay District (RROD) to the site; per the Town Code, the RROD objectives include encouraging “the reuse and repurposing of older commercial buildings that have either been abandoned or have become underutilized”, “encourage the adaptive reuse of aging commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit”, “provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users”, and “take advantage of existing infrastructure and resources available on site and encourage development compatible with existing land use and contours on the site”; per an email with Town staff dated 7/1/25, the change from RROD to R-5 was suggested by Town staff as the applicant’s proposal is “in line” with R-5; and

WHEREAS, per the Land Survey for the Comfort Inn dated 4/18/2011, a 20’-wide easement to the Consolidated Water District right-of-way occurs adjacent to the northwest and northeast site boundaries, but outside of the developed area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/21/25, 0.98 acres of the site will be disturbed by the proposed project and stormwater will be directed to “existing drainage structures”; it is unclear what the existing drainage structures are or what new disturbance will be occurring;

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

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's right-of-way is prohibited, and no direct connection into the county stormwater system is permitted; the applicant can contact the Department for further information;

ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; and

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

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

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

Wastewater Treatment Plant service area;

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

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

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

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

1. The applicant is required to coordinate Buckley Road 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. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
4. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.
5. The site has an existing 250 parking spaces compared to a proposed 92 dwelling units. The Board encourages the Town to require a reduction in parking and asphalt along with the addition of landscaping around the parking lots and along road frontages to improve aesthetics and stormwater quality while reducing stormwater runoff.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Jordan Planning Board at the request of Patrick Rock for the property located at Peru 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 Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to extend an existing apartment complex with the construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-216, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- WHEREAS, the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- WHEREAS, per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
- ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of
- WHEREAS, per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each

(totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

WHEREAS, per the referral notice, the applicant is requesting variances to allow 84 parking spaces when 98 are required by Village Code and to allow a 20' distance between buildings when 40.5' is required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10; per the Lands of Rock Plan, the wetlands appears along a portion of the northern site boundary, occupying a 27,419 sf (0.63 acres) area; per the Lands Of Rock Plan, the wetland boundaries were delineated by Ambient Environmental, Inc and dated 12/18/24; per the Overall Plan dated 5/7/25, the proposed development occurs outside of the wetland area; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional



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

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

WHEREAS, the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials;

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

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

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

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

The Board offers the following comments:

1. The applicant and Village are encouraged to add plantings and landscaping around buildings, along the internal road, and between the development and adjacent residential properties. Site plan submittal should include a planting plan showing details such as quantity of plants and location.
2. The applicant is encouraged to have pedestrian connections to the nearby Empire State Trail.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Jordan Planning Board at the request of Patrick Rock for the property located at Peru 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 Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances for reduced parking and distance between buildings related to a proposal to extend an existing apartment complex with construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-25-215, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- WHEREAS, the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- WHEREAS, per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
- ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of
- WHEREAS, per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of

the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

WHEREAS, per the referral notice, the applicant is requesting variances to allow 84 parking spaces when 98 are required by Village Code and to allow a 20' distance between buildings when 40.5' is required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10); per the Lands of Rock Plan, the wetlands appears along a portion of the northern site boundary, occupying a 27,419 sf (0.63 acres) area; per the Lands Of Rock Plan, the wetland boundaries were delineated by Ambient Environmental, Inc and dated 12/18/24; per the Overall Plan dated 5/7/25, the proposed development occurs outside of the wetland area;

ADVISORY NOTE: Any proposed development on a property that may contain

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

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

WHEREAS, the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials;

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

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

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

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

The Board has No Position regarding the proposed area variances, but offers the following requirement and comments regarding the proposed development:

1. The applicant is required to coordinate Peru Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant and Village are encouraged to add plantings and landscaping around buildings, along the internal road, and between the development and adjacent residential properties. Site plan submittal should include a planting plan showing details such as quantity of plants and location.
3. The applicant is encouraged to have pedestrian connections to the nearby Empire State Trail.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Tim O'Connell / West Seneca Development, LLC for the property located at 4807 Castlebar Circle; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Seneca Turnpike (Route 175) and South Avenue, both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 2-story 8-unit apartment building on a 2.395-acre parcel in an Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the site is located along Castlebar Circle, a local road (Cul-de-sac), the site is a vacant lot located in an area characterized by open space and forested land, with residential, commercial and institutional uses nearby, including Dunkin' Donuts, Key Bank, the Plush Spa, a United States Post Office and a Church; and
- WHEREAS, the applicant is proposing construction of an 8-unit apartment building on a vacant 2.395 +/- acre parcel; per the application, a second building will be constructed at a later date; the proposed second building is not a part of the current referral; while the site plan includes the proposed second apartment building, the EAF only addresses the construct of one 8-unit apartment building and not the full-buildout of the project; and
- WHEREAS, per the site plan dated 11/4/24, the proposed 2-story 8-unit apartment building will be constructed on the western section of the parcel with an existing stream flowing to the north of the proposed building; a proposed 18-space parking lot with 2 ADA spaces will be at the center of the site, serving both buildings; a driveway will provide access from Castlebar Circle at the southern end of the site's road frontage; the second (future) apartment building will be located on the eastern side of the parcel; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/20/25, 1.48 acres of the site will be disturbed by the proposed project and stormwater will be directed to a "on-site storm water management system"; per the Site Plan, an existing stormwater management area is located in the northwest corner of the site and appears to be encroaching on the adjacent parcel; it is unclear which property the stormwater area serves and this area coincides with a "Utility & Drainage Easement" noted on the Site Plan without information regarding easement boundaries or ownership; an additional detention basin will be located between the proposed building and the site's road frontage; a detention basin is also proposed for the northeast corner of the site and will be enlarged during construction of Phase 2;

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

WHEREAS, per the EAF, new connections to public drinking water are proposed for the development;

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

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

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

WHEREAS, per the EAF Mapper and aerial imagery from May 2024, a federally regulated Class C stream (ID 895-31) and its floodplain traverses the property from west to east; the stream is indicated on the plans as occurring north of the proposed building and parking area, but boundaries for the stream are not depicted and delineation data for the stream is not provided in the referral materials;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern portion of the site is located within the 100-year floodplain for the Class C stream, which may require avoidance or elevation of structures and other mitigation; the EAF erroneously notes that the site is not located within the 100-year flood; per GIS imagery the proposed project, including the proposed building and parking area may encroach into the existing flood plain;

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 Central New York Regional Transportation Authority (CENTRO), West Seneca Turnpike has public transit service and a bus stop is located at the intersection of West Seneca Turnpike and South Avenue approximately 1/10

of a mile from the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; sidewalks are not currently present along this portion of Castlebar Circle; and

WHEREAS, the site contains a tributary to Onondaga Creek which is listed as a water-quality impaired waterbody (per EAF Mapper); and

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

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

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

1. Given the potential for stormwater and flooding impacts to the site and limited information included within the submitted referral materials, the municipality should require that the following items be fully addressed and mitigated prior to special permit approval, and all features and mitigation be indicated on the approved site plan.

- At minimum, site plans must reflect mapped floodplain, and mapped or delineated wetlands as part of the submission process, and indicate any encroachment of buildings, pavement, or clearing of lands in and near these features.

- Federal and state wetlands, and buffer areas as appropriate, should be formally delineated and submitted to permitting agencies, for any disturbance near a mapped wetland. Confirmed wetlands should appear on final approved plans.

- The submitted EAF notes that encroachment or alteration of a wetland will occur, however, no information was included as to the nature and extent of disturbance, any proposed mitigation thereof, or status of federal/state permitting for such activity.

- This project as drawn appears to have buildings occurring within established floodplain areas, and located within 30 feet or less of the centerline of the existing stream channel, for which its boundaries are not shown. The submitted EAF also incorrectly indicates that there are no floodplains on site.

- The site is also located in an area with poorly draining soils, and existing slopes direct stormwater toward adjacent developed properties. Stormwater management facilities appear to occur within floodplain impacted lands.

- The site plan does not indicate any proposed plantings or other buffering of the stream channel or floodplain areas.



2. The submitted site plan reflects an "Existing Storm Water Management" area at the north end of the site, which appears to also encompass lands on the adjacent Key Bank parcel. The applicant and municipality must ensure that any easements for use and maintenance of these facilities be clearly established and filed with project plans.

Additionally, The Board offers the following comments:

1. Given the presence of the 100-year flood plain and the exposed creek in this location, the Board strongly encourages the municipality and applicant to work to minimize stormwater runoff in a floodplain and ensure the project does not negatively affect the free flow of drainage. Specifically, the Board encourages the project to incorporate green infrastructure, limit tree cutting and site clearing, maintain and add landscaping, avoid adding impervious surfaces where possible, and filter direct runoff to the creek through onsite stormwater management and additional vegetative buffering.

2. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Castlebar Circle frontage to ultimately connect with existing sidewalks along West Seneca Turnpike.

3. The municipality is advised to ensure that appropriate easements are in place for any stormwater management areas serving or encroaching on an adjacent property.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Graziano Zazzara for the property located at 311 Genant Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and a county-owned wastewater treatment facility; and
- WHEREAS, the applicant is proposing to renovate a vacant 3-story brick building to create approximately 70 dwelling units and a commercial tenant space on a 3.63-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a site plan referral (Z-16-237) to convert the existing vacant warehouse into a mixed-use building with a brewery and four apartments, encouraging the applicant to ensure adequate screening and landscaping of parking areas, encouraging high-quality pedestrian accommodations, advising the applicant to contact the Onondaga County Department of Water Environment Protection to discuss sewer availability, and encouraging utilization of green infrastructure to reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is located on the eastern edge of the Franklin Square district, characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture and pattern of new and rehabilitated former industrial buildings; adjacent to the east is Interstate 81 and abutting the site to the north is a National Grid substation; and
- WHEREAS, the site contains an approximately 41,900 sf building, the former Syracuse Lighting Co. Factory, located in the northern portion of the site; the southern portion of the site is covered by a broken asphalt and gravel parking lot; the site has frontage on North Clinton Street to the west and Genant Drive, both City streets, which circulates around the southern and eastern sides of the site; per aerial imagery, sidewalks are present along the Genant Drive frontage and across North Clinton Street from the site; and
- WHEREAS, per the referral notice, the applicant is proposing to renovate the building to contain 70 dwelling units and a commercial tenant space; per the Site Layout Plan dated 5/13/25, a 59-space asphalt parking lot will be installed with a driveway to Genant Drive; trees and plantings will surround the lot; per the referral, the site will also contain a courtyard, a street-side balcony overlook, and an additional 25 parking spaces inside the building; and
- WHEREAS, per the Topographic Survey, 9/23/15, the northeast corner of the site contains a permanent easement to Niagara Mohawk Power Corporation and contains two transformer pads; per aerial imagery from May 2024, the area

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also currently contains trees and a gravel area; per the Site Layout Plan, a concrete sidewalk will be installed, connecting a building exit to Genant Drive; and

WHEREAS, per the NYS Department of Transportation, the I-81 Viaduct Project is reconstructing adjacent segments of North Clinton Street and Genant Drive as part of the Interstate 81 rebuild through the City of Syracuse; from the Plans, it appears on-street parking will be installed on North Clinton Street along with sidewalks along the North Clinton Street frontage; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/6/25, 0.88 acres of the site will be disturbed by the proposed project and stormwater will be directed to a “subsurface storm system with outlet to City’s newly constructed storm line in Genant’s ROW”;

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 the proposed renovations will result in an increase in use; per the EAF, the site is anticipated to use 8,980 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed renovations are anticipated to result in an increase in wastewater flow;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the area has public transit service and bus stops are located within 0.2 miles of the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, E734109, V00588, C734143, C734089, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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 the site contains the Syracuse Lighting Co. which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is located near the 215

Genant Drive, 460 North Franklin Street, C.C. Bradley Plant, Veteran's Fasterner Supply Corp, Merrell-Soule None Such Mince Meat Factory, Amphion Piano Player Factory, and the North Salina Street Historic District 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant is required to coordinate the site plan and access plans with the New York State Department of Transportation Interstate 81 Team. 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. Additionally, any work being done by NYSDOT should also be reflected on the site plan.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-220

- 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 Dave Beck (DB Remodeling) for the property located at 9385 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 to establish a construction contracting business in a vacant auto repair shop and make improvements on a 0.44-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located on Brewerton Road in the transitional area between large rural parcels to the south and the residential neighborhoods of Brewerton to the north; residential abuts the site to the south and west; and
- WHEREAS, the site contains a former auto repair facility at the intersection of Brewerton Road (NYS Route 11) and Omara Drive, a local road; an approximately 3,850 sf building is located on the Omara Drive frontage; per aerial imagery from May 2024, the site has two driveways to Omara Drive and one driveway to Brewerton Road; per aerial imagery, there are no roadside sidewalks in this area; and
- WHEREAS, the applicant is proposing to convert the site for use as a construction and contracting business; per an email from the Town dated 7/14/25, the referred site plan had been approved previously, but improvements shown on that plan were either never completely implemented or not maintained; the applicant will be completing these improvements as part of the current site conversion; per the Sketch Plan dated 11/25/24, the eastern driveway to Omara Drive (closest to the intersection) will be closed and landscape strips will be installed along the road frontage; the driveway and parking lot, currently either gravel or degraded pavement, will be repaved and striped; the landscaped area along the Brewerton Road frontage will be re-established and low shrubs installed; a dumpster enclosure will be constructed at the rear of the site; additional site improvements include interior building alterations, façade improvements, and the addition of signage to the Brewerton Road-facing side of the building; light poles area shown near the northeast corner, southwest corner, and along the southern parcel boundary with the note "lighting shall not be direct at NY RTE 11 or adjacent lands"; the Sketch Plan shows the western parking area extending to the western parcel boundary with no setback;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements;
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/2/25, zero acres of the site will be disturbed by the proposed project, however it appears new area

of the pavement will be added; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed;  
ADVISORY NOTE: 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 Brewerton Wastewater Treatment Plant service area, and no changes to the current infrastructure are proposed;  
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, the site may contain the Short's sedge and Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Town and applicant are discouraged from placing parking at the lot line. The Board encourages moving parking from the site boundary and screening the site from any residential.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Planning Board at the request of Patrick Rock for the property located at Peru Road; 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 Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to extend an existing apartment complex with construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-216, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- WHEREAS, the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- WHEREAS, per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
- ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of
- WHEREAS, per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each

(totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

WHEREAS, per the referral notice, the applicant is requesting variances to allow 84 parking spaces when 98 are required by Village Code and to allow a 20' distance between buildings when 40.5' is required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10; per the Lands of Rock Plan, the wetlands appears along a portion of the northern site boundary, occupying a 27,419 sf (0.63 acres) area; per the Lands Of Rock Plan, the wetland boundaries were delineated by Ambient Environmental, Inc and dated 12/18/24; per the Overall Plan dated 5/7/25, the proposed development occurs outside of the wetland area; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional



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

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

WHEREAS, the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials;

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

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

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

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

The Board offers the following comments:

1. The applicant and Village are encouraged to add plantings and landscaping around buildings, along the internal road, and between the development and adjacent residential properties. Site plan submittal should include a planting plan showing details such as quantity of plants and location.
2. The applicant is encouraged to have pedestrian connections to the nearby Empire State Trail.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 23, 2025

OCPB Case # Z-25-223

- 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 Rich Family Subdivision for the property located at 8100 Oasis Lane; 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 Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is proposing a zone change on 2.6 acres from Residential Agricultural (RA-100) to One-Family Residential (R-10) to allow for the creation of four new lots; and
- WHEREAS, the site is an area of Caughdenoy Road, north of Interstate 481, characterized by residential neighborhoods interspersed by large, wooded parcels; and
- WHEREAS, the site is comprised of two parcels, primarily wooded, with two houses located near the shared parcel boundary, along a private segment of Oasis Lane; and
- WHEREAS, the applicant is proposing a zone change from RA-100 to R-10 to allow the creation of four new residential lots; per the Town Zoning Map dated 12/2017, the site, along with some parcels located along Caughdenoy Road, are zoned RA-100; adjacent residential developments are located in Residential districts R-15, R-10, R-7.5, and R-40; per the Town Zoning Code, the intent of the R-10 district is "to permit higher density, single-family uses and supportive non-residential development on sites in the Town served by both public water and sewer"; and
- WHEREAS, per the Zone Change from RA-100 Residential/Agricultural District to R-10 Residential District map dated 6/24/25, northern portions of both parcels comprising the site will be subdivided into four new lots, proposed Lots 3-6 (0.5 to 0.7 acres), leaving the existing houses on their own lots, proposed lot 1A (5.9 acres) and proposed lot 2A (5.6 acres); the proposed new residential lots will be arranged around a cul de sac of Old Rose Way which currently terminates at the northern site boundary; the subdivision has not yet been referred to this Board; and
- WHEREAS, the Environmental Assessment Form (EAF) dated 6/25/25 describes only the zone change action and not any future development; and
- WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the new lots;
- 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 individual septic systems and connections to public sewer are proposed for the new lots; the site is located in the Oak Orchard Wastewater Treatment Plant and Gatewood Pump Station service areas;

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

WHEREAS, GIS mapping shows northern and eastern portions of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include portions of the area slated for development; wetlands are not shown on the Zone Change Map;

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 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 applicant and Town are encouraged to ensure they're proposing buildable lots prior to zone change (avoiding wetlands and meeting setbacks), given extent of potential wetland and buffer areas limiting developable areas.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

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

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

**DATE:** 7/16/2025

**RE:** Administrative Review – United Auto Supply Site Plan

**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** Z-25-212

**REFERRING BOARD:** Town of Clay Planning Board

**DATE RECEIVED:** 7/3/25

**TYPE OF ACTION:** Site Plan

**APPLICANT:** United Auto Supply of Syracuse West, Inc.

**LOCATION:** 8091 Oswego Road

**WITHIN 500' OF:** Oswego Road (County Route 91) and Soule Road (County Route 96)

**TAX ID(s):** 066.-01-48.1

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

### Project Summary:

The applicant, United Auto Supply, is proposing to establish a store in an existing Pep Boys store location on an 8.49-acre parcel in a Regional Commercial (RC-1) zoning district. The changes to the site include interior renovations to the 10,047 sf building, installation of two new bathrooms, exterior repainting, adding an exterior door, and expansion of a dumpster enclosure. Per the Site Layout Plan dated 6/26/25, the subject area contains a standalone commercial building surrounded by asphalt with parking on three sides. It appears the building will be split in half with the existing Pep Boys to be located in the southeastern side of the building and the United Auto Supply store to be located in the northwestern side of the building. An additional exterior entrance to the building will be added to the front and the dumpster enclosure located in the southern corner of the parking lot will be expanded.

The store is located in Clay Commons, a shopping plaza along the southwest side of Oswego Road. The area is characterized by commercial uses along Oswego Road, backed by residential neighborhoods.

Neighboring commercial uses include fast food and restaurants, retail, and auto service businesses. To the rear of Clay Commons Plaza are woodlands containing federal and state wetlands and the floodplain and floodway for the nearby Seneca River. Per GIS Mapping, NYS wetlands and the floodplain occur along the rear parcel boundary and appear to be outside of the subject area.

Access to the plaza comes from two full access driveways from Oswego Road and from a connection to the Seneca Mall Plaza to the southeast. No new access is proposed.

The building is connected to public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area. The referral notes the addition of two bathrooms and the proposed changes may result in an increase in demand.

**Advisory Note(s):**

1. Per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted.
2. 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.
3. The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>
4. 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.

**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:** 7/16/2025

**RE:** Administrative Review – Maziuk Site Plan/Change of Use

**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-25-219</b>
<b>REFERRING BOARD:</b>	Syracuse City Planning Commission
<b>DATE RECEIVED:</b>	7/10/25
<b>TYPE OF ACTION:</b>	<b>Site Plan</b>
<b>APPLICANT:</b>	Stanley J. Maziuk
<b>LOCATION:</b>	1241 West Genesee Street
<b>WITHIN 500' OF:</b>	Harbor Brook (county-owned drainage channel)
<b>TAX ID(s):</b>	108.2-07-07.0

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 a change of use to allow a dwelling unit to be established on the second floor of an existing building on a 0.14-acre parcel in a Neighborhood Center (MX-2) zoning district. The site is located at the corner of West Genesee Street and Sackett Street, both local roads. The site contains a 2-story building on the West Genesee Street frontage with a 2-story house behind. An asphalt driveway from Sackett Street leads to parking along the rear site boundary, connecting to an asphalt driveway to West Genesee Street located on the adjacent parcel.

Per the referral materials, the front building contains an office on the first floor and the applicant is seeking a change of use to allow a dwelling unit on the second floor. Per an email from City staff, the rear building has contained multiple dwelling units in the past, but is currently “vacant and uninhabitable”. No changes are currently proposed to the rear building. No exterior changes to the site are proposed.

Per the referral notice, the site is connected to public drinking water and sewers and no changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area. The proposed addition of a dwelling unit to the site may result in an increase in use.

**Advisory Note(s):**

1. 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>
2. This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

**Recommendation:** No Position