



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

August 13, 2025

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Kathryn Ryan
Ellison McMahon
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 13, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from July 23, 2025 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-25-27	CSyrPB	<i>Disapproval</i>	Z-25-224	TSaZBA	<i>Modification</i>
Z-25-225	TSkaTB	<i>Approval</i>	Z-25-226	TClaZBA	<i>No Position With Comment</i>
Z-25-227	TClaPB	<i>No Position With Comment</i>	Z-25-228	VNsyPB	<i>No Position</i>
Z-25-229	TClaPB	<i>Modification</i>	Z-25-231	TClaZBA	<i>No Position With Comment</i>
Z-25-232	VEsyZBA	<i>No Position With Comment</i>	Z-25-235	TClaPB	<i>Modification</i>
Z-25-236	TGedPB	<i>Modification</i>	Z-25-237	VLivPB	<i>No Position With Comment</i>
Z-25-241	VManPB	<i>Modification</i>	Z-25-242	CSyrPB	<i>Disapproval</i>
Z-25-243	CSyrPB	<i>Modification</i>	Z-25-244	CSyrPB	<i>Modification</i>
Z-25-245	TOfiTB	<i>No Position With Comment</i>	Z-25-246	TOfiTB	<i>No Position With Comment</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # S-25-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Terrence Nolan for the property located at 426 East Brighton Avenue; 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 1.25-acre parcel into two new lots, Proposed Lot #1 (0.48 acres) and Proposed Lot #2 (0.71 acres), in order to construct two 5Mw battery energy storage systems, in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan application (Z-25-242) to establish a "Utility, Major" land use on two proposed lots and construct a fenced energy storage site with driveway on each lot in a Commercial (CM) zoning district; and
- WHEREAS, the existing parcel fronts on East Brighton Avenue and the rear of the lot abuts a rail line running adjacent to Interstate 81; surrounding parcels include industrial and commercial land uses including an auto repair shop, a convenience store, and a liquor store; the surrounding area also includes single-family and multi-family residential uses to the north and west; and
- WHEREAS, per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25 acre lot into an approximately 0.48 acre lot (Proposed Lot 1) and an approximately 0.71 acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel; the applicant is proposing the establishment of a proceed access and utility access easement on Proposed Lots 1 and 2 to address the access issue created by the establishment of a land locked parcel; and
- WHEREAS, per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the existing conditions plan (C-1.0) dated 01/17/25, the applicant will demolish an existing 1-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0), dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement

established pursuant to the Lot Split Plan (LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and

WHEREAS, per the referral notice, it is unclear whether the site is currently served by public drinking water and no changes to the current infrastructure are proposed, or if disconnection of drinking water infrastructure will be required; and

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

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

WHEREAS, the site may contain the Northern long-eared bat and 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);

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board recommends local disapproval of the application as presented, as it does not have adequate information to assess unique fire safety risks posed by the proposed use. In particular, the limited referral materials do not include information to document compliance with common best practices for regulation of BESS technologies, including:

- setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably at the gas station;
- inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training; and
- a decommissioning plan.

The New York State Energy Research and Development Authority (NYSERDA) has prepared a draft model code for municipalities to guide regulation of BESS facilities, including standards for elements such as facility design, setbacks from sensitive land uses, emergency response, and decommissioning plan requirements. The New York State Inter-Agency Fire Safety Working Group has also recommended enhanced safety standards for BESS technologies, including updates to the Fire Code of New York State.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Million Air / Chris Mullin for the property located at 110 Air Cargo Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and the municipal boundaries between the Towns of Salina, DeWitt, Cicero and Clay; and
- WHEREAS, the applicant is proposing an expansion of a 44-space parking lot to 93 spaces to serve Million Air Syracuse on 52.28 acres in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding the Hancock International Airport, most recently offering No Position with Comment on a zone change referral (Z-25-197) to create and apply the Syracuse Regional Airport Authority Col. Eileen Collins Blvd Planned Unit Development (PUD) district to portions of five parcels located north of Col. Eileen Collins Boulevard and the current subject area, providing comments encouraging thoughtful planning of the proposed PUD and advising the applicant would be required to coordinate with the Onondaga County Department of Transportation (OCDOT); in 2018, the Board offered No Position with Comment for a site plan referral (Z-18-37) to expand an existing parking lot for the Enterprise Rent-A-Car maintenance facility, which was ultimately withdrawn; the Board also held No Position on a site plan referral (Z-16-161) to allow construction of a 42'x72' vacuum garage for an Enterprise Rent-A-Car facility located on site; and
- WHEREAS, the Syracuse Hancock International Airport is located on Colonel Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery from May 2024 shows the subject area is located in Salina and contains an existing parking lot for the Million Air hangar, portions of Air Cargo Road, and green space between building and parking lots; the subject area consists of portions of three parcels located on the south side of Colonel Eileen Collins Boulevard; and
- WHEREAS, per the referral materials, the applicant is proposing a 13-space expansion of the existing 44-space parking lot serving the Million Air hangar and construction of a separate ±80 space parking lot along with associated sidewalks, fencing modifications, landscaping, and stormwater mitigation; per aerial imagery, the existing Million Air hangar is located south of Colonel Eileen Collins Boulevard and west of Air Cargo Road; the existing parking lot and the large asphalt area to the south each have driveway access to Air Cargo Road; per the Overall Site Plan dated 6/6/25, changes to the existing lot include 4 EV charging spaces that will be constructed at the north end and

9 spaces will be constructed along the southeast end; a new 80-space lot will be constructed east of the driveway to the asphalt area with driveway access to Air Cargo Road; sidewalks and a crosswalk are shown connecting the two lots; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/24/25, 0.90 acres of the site will be disturbed by the proposed project and stormwater will be directed to the "Syracuse Airport operated storm sewer"; per the Site Grading, Drainage and Utilities Plan dated 6/6/25, stormwater infrastructure including an underground stormwater chamber will be installed under the new parking lot along with drainage swales between the lot, driveway and Air Cargo Road; a Stormwater Pollution Prevention Plan (SWPPP) prepared by RZ Engineering, PLLC dated 5/29/25 was included with the referral materials;

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

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

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

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

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

WHEREAS, 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 Onondaga County Department of Water Environment Protection requires that projects within an Onondaga County Drainage District submit a Stormwater Pollution Prevention Plan (SWPPP) to the Department for review.

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

E-mail Address: countyplanning@ongov.net

The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-225

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing the adoption of the Town of Skaneateles Northern Hamlets Master Plan; and
- WHEREAS, the Board has reviewed multiple joint Town and Village of Skaneateles Comprehensive Plans including the 2005 Joint Comprehensive Plan (Z-05-74), the 2015 Joint Comprehensive Plan (Z-15-238), the revisions to the 2015 Plan (Z-16-420), and the 2020 amendments to the 2015 Town and Village of Skaneateles Joint Comprehensive Plan (Z-20-274); the Board has offered Approvals of each referral, particularly for emphasis on protection of rural land and open space, the promotion of smart growth principles, and revisions to existing regulations to support desired growth; and
- WHEREAS, the current referral is for the Northern Hamlets Master Plan, a plan for the Skaneateles Falls and Mottville Hamlets located north of the Village of Skaneateles, in the northern portion of the Town of Skaneateles; the Northern Hamlets are seen as desirable because of their proximity to the desirable Village of Skaneateles and the City of Syracuse urbanized area, availability of public water service, inclusion in “reputable” school districts, and their agrarian setting; in light of coming changes to the area, particularly the incoming Micron chip fabrication facility to Onondaga County, the Town wanted to create this plan to protect the character of the Northern Hamlets while guiding development; community engagement included first the formation of the Northern Hamlets Advisory Committee, a 10-member committee consisting of residents and representatives from local organizations to provide initial feedback, “guide outreach objectives”, and “supplement the data analysis conducted by the project team”; a 40-question Community Survey was developed and links made available online, via cards at Town Hall, the Skaneateles Library, and the Mottville Emporium, and a flyer included in the Town water bills sent to residents; two public meetings were held in 2022 with over 100 members of the public participating; meetings were held with three stakeholder focus groups including community members from the hamlets or adjacent areas along with utilizing the Town’s website and social media accounts for feedback; and
- WHEREAS, identified strengths included the Hamlets’ “small-town character that fosters a sense of safety and community among residents”, the area’s relative affordability, and the accessibility of greenspace and commercial areas; the community expressed fears of an increased cost of living, development that

could result in the loss of the area's "rural character", and increased traffic with particular concerns regarding vehicular speed along Jordan Road; identified "transformational projects" and priorities for the Northern Hamlets included adaptive reuses of existing buildings, introducing traffic calming measures, housing affordability, preservation of existing character, supporting local businesses, updating water infrastructure, and improved recreational amenities like the expansion of the Charlie C. Major Nature Trail through the hamlets and the addition of fishing access on the north end of the Trail; through the engagement process, a Community Vision Statement was created: to "protect the small town and rural character of the Northern Hamlets so as to honor and build upon their unique history and important natural resources including Skaneateles Creek, the Charlie Major Trail, existing woodlands and agricultural land, while allowing for compatible future growth"; and

WHEREAS, the study area was defined as the corridor along Jordan Road and Skaneateles Creek including the hamlet of Skaneateles Falls, located along Jordan Road "roughly between the Post Office and the Red Rooster Pub", the hamlet of Mottville located at the junction of Jordan Road, Crow Hill Road, and Mottville Road, and Willow Glen as defined by the area around the Skaneateles Brewery and the Willow Glen Diner; existing zoning in the study area consists of three zoning districts: Rural Residential District (RR), Hamlet District (HM), and the Industrial/Research/Office District (IRO); two existing HM districts are centered around the Hamlets of Skaneateles Falls and Mottville and two IRO districts are located in the center and eastern side of the study area; the Plan notes that both RR and IRO have minimum lot sizes of 2 acres while the HM district has a minimum 1-acre lot size for lots without public water or sewer, 0.5 acres for lots with public water or sewer, and 0.25 acres for lots with both public water and sewer; the Plan notes that while accessory dwelling units and two-family dwellings are permitted by right, subject to site plan review, and multifamily dwellings require both site plan review and a special permit; its noted the community expressed desire for more affordable housing options and "one way to accomplish this would be to encourage the development of a variety of units by reducing the number of steps required within the review process"; there is also a concern regarding the number of vacant parcels within the study area that are susceptible to undesirable types of development and the plan notes many of these vacant areas are located within IRO districts; and

WHEREAS, the Plan includes a Build-Out Analysis to explore "land available for development and how that available land is likely to be developed under the zoning and other codes the community currently has in place"; the analysis involved identifying vacant parcels, removing those currently under developments and undevelopable land, removing parcels with environmental constraints (wetland, floodplains, and without public water service), and reviewing the remaining parcels; four sites were identified for development potential and development scenarios created based on existing zoning regulations and alternative zoning; Area 1 in the southeastern portion of the study area could contain 14 single-family residential parcels under the existing RR zoning, but could yield 48 single-family residential lots under the HM zoning 0.5-acre minimum lot size; Area 4, in the southeastern portion of the Study Area in an IRO district could contain 17 single-family residential lots under IRO zoning, 52 single-family residential lots under HM zoning, and exploring a conservation subdivision scenario which allows for mixed-use development could create +44 mixed use and single-family lots; and

WHEREAS, the Plan presents “five findings based on the review of community input, an understanding of existing conditions and demographics, and the results of the build out analysis along with correlative strategies for the Town: 1. “residents value the historical character, scale, and affordability of the Northern Hamlets” with the strategy Protect Neighborhood Character and the Affordability of Housing; 2. “the rural setting is important” to the community with the strategy Protect Agriculture 3. “the community desires amenities and businesses which complement the character of the Northern Hamlets” with the strategy Strengthen Hamlet Centers; 4. “traffic on Jordan Road moves too fast and is disruptive to the hamlets” with the strategy Improve Pedestrian and Bicycle Safety and Connectivity; 5. “there is opportunity and desire to develop additional recreational amenities” with the strategy Invest in Trails;

WHEREAS, for the finding “residents value the historical character, scale, and affordability of the Northern Hamlets”, the Plan notes that “existing zoning within the Northern Hamlets study area does not align well with the historical pattern of development” with many of the lots located along Jordan Road being smaller than the 2-acre minimum required by the RR district in which they are located; the Strategy is to “Protect Neighborhood Character and the Affordability of Housing” by expanding the HM zoned area to allow for smaller lot sizes in keeping with the character of the area and/or altering the “density bonus structure with the Conservation Subdivision ordinance”, developing “residential design guidelines for new construction”, and keeping Accessory Dwelling Units as an allowed use within HM districts; and

WHEREAS, to protect the Rural Setting, the Plan notes that agricultural land is susceptible to development pressure and these “active agricultural lands are slowly disappearing” so the strategy is “Protect Agricultural Land” with the actions including working with Onondaga County to place additional properties in the NYS agricultural district program, increase use of conservation easements, and “specify farm-based business and agritourism as allowed uses within the Northern Hamlets rural areas”; and

WHEREAS, to strengthen Hamlet Centers, the Plan recommends developing “a framework for allowing mixed-use development”, fostering “development of neighborhood scale retail and services”, and “encouraging the adaptive reuse of historical and underutilized buildings”; and

WHEREAS, the Plan notes that “currently, vehicular traffic and high speeds along Jordan Road prevent community members from feeling able to safely walk and bike in their communities” and to Improve Pedestrian and Bicycle Safety and Connectivity, the Plan suggests utilizing traffic calming measures along Jordan Road and connecting streets, the Town should “request stop signs and crosswalks at identified intersections”, and sidewalk and crosswalk networks should be implemented along Jordan Road in the Skaneateles Falls and Mottville Hamlets; and

WHEREAS, to Invest in Trails, the Plan notes community members value the existing portion of the Charlie Major Natural Trail which currently exists in the southern portion of the Study Area, following a former rail line in the Skaneateles Creek corridor; the Plan suggests the Town “explore opportunities for incremental trail development in the Northern Hamlets” and “establish and support four-season multi-use, non-motorized, trail amenities”; and

WHEREAS, the Future Land Use Plan depicts four Hamlet Center Nodes, the known Skaneateles Falls and Mottville Hamlets along with the Willow Glen Node around the intersection of Old Seneca Turnpike and Jordan Road and an

additional Node around the intersections of Sheldon Road, Jordan Road, and Vinegar Hill Road; the Hamlet Nodes contain both Hamlet Residential and Hamlet Commercial, characterized by smaller lot sizes (if within the Town water district), a diversity of housing types, mixed-use buildings, and “commercial uses that are compatible with the “Hamlet setting”; the Office Industrial areas are smaller than the areas currently zoned IRO and are not located within Hamlet Nodes;

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town on its specific examination of the Northern Hamlets in the context of preserving and enhancing existing nodes/communities to create more livable, human-centered areas while promoting preservation of the rural, agrarian surroundings.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Pack Rat Storage (Chad Parks) for the property located at 4717 Wetzel 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 Wetzel Road (Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is requesting an area variance to allow trees up to 80 feet tall to be planted within the required front yard when the Town code limits fences and hedges to 2.5 feet on a 7.78-acre parcel in an Industrial-1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-227) to allow outdoor storage at this facility; and
- WHEREAS, the Board has reviewed multiple referrals regarding this storage facility, most recently recommending Modification of a site plan referral (Z-22-27) to construct this proposed storage facility, advising the applicant must coordinate with the Onondaga County Department of Transportation (OCDOT) and provide a copy of any Stormwater Pollution Prevention Plan (SWPPP) to the Department along with providing a copy of the SWPPP to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also encouraged retaining as much tree cover as possible while installing landscaping on site and encouraging the subdivision and donation or sale of the connected parking lot that serves a Town park; previously the Board offered No Position with Comment regarding area variance referrals (Z-21-128 and Z-21-295) to allow this storage facility; and
- WHEREAS, the triangular-shaped parcel is bound by Wetzel Road, Henry Clay Boulevard and part of its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and a utility substation to the west, and a town park and residential lots to the east; and
- WHEREAS, aerial imagery dated May 2024 shows the parcel is split into two portions by Henry Clay Boulevard; the northern portion of the site appears to contain an asphalt parking area that serves the adjacent Town of Clay Park; per the Amended Site Plan – Existing As Built dated 12/8/23, the southern portion contains five metal storage buildings surrounded by asphalt along the western site boundary, a gravel area in the center of the site, and a stormwater management area in the northern corner; the site has a driveway to Wetzel Road in the middle of the site's Wetzel Road frontage; the subject area for both referrals is the southern portion of the site; per aerial imagery, there are no roadside sidewalks within close proximity of the site;

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

WHEREAS, per the Special Permit Area Map dated 7/3/25, the applicant is requesting a special permit to allow outdoor storage to be located in the central gravel area with 50 spaces outlined on the plan and a second outdoor storage area to occur in an asphalt area south of the existing buildings with 7 outlined spaces; and

WHEREAS, the applicant is seeking a variance to allow trees to be installed to screen the site from public view; per the Amended Site Plan – Proposed Features dated 7/3/25, trees are proposed between the outdoor storage area and both the Henry Clay Boulevard and Wetzel Road frontage along with two 3'-tall landscape berms along the Henry Clay Boulevard frontage; per the referral notice, the trees may reach 80' in height; per Town Code, fences and hedges within the front yard are limited in height to 2.5'; and

WHEREAS, two Environmental Assessment Forms (EAF), both dated 6/25/25, addressing the variance and special permit requests separately, were included with the referral materials; large portions of the EAFs were not completed, including sections discussing Project Details and stormwater runoff; the plans indicate the existing stormwater facility will remain;

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 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 and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed;

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

WHEREAS, the site may contain the least bittern or northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening

should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The Board encourages zoning accommodations be clarified in the future related to trees and plantings, to ensure allowances for trees and plantings that can both screen the site from the public and reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-227

- 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 Planning Board at the request of Pack Rat Storage (Chad Parks) for the property located at 4717 Wetzel 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 Wetzel Road (Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is requesting a special permit to allow for outdoor storage at an existing self-storage facility on a 7.78-acre parcel in an Industrial-1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-226) to allow installation of trees in the front yard; and
- WHEREAS, the Board has reviewed multiple referrals regarding this storage facility, most recently recommending Modification of a site plan referral (Z-22-27) to construct this proposed storage facility, advising the applicant must coordinate with the Onondaga County Department of Transportation (OCDOT) and provide a copy of any Stormwater Pollution Prevention Plan (SWPPP) to the Department along with providing a copy the SWPPP to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also encouraged retaining as much tree cover as possible while installing landscaping on site and encouraging the subdivision and donation or sale of the connected parking lot that serves a Town park; previously the Board offered No Position with Comment regarding area variance referrals (Z-21-128 and Z-21-295) to allow this storage facility; and
- WHEREAS, the triangular-shaped parcel is bound by Wetzel Road, Henry Clay Boulevard and part of its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and a utility substation to the west, and a town park and residential lots to the east; and
- WHEREAS, aerial imagery dated May 2024 shows the parcel is split into two portions by Henry Clay Boulevard; the northern portion of the site appears to contain an asphalt parking area that serves the adjacent Town of Clay Park; per the Amended Site Plan – Existing AsBuilt dated 12/8/23, the southern portion contains five metal storage buildings surrounded by asphalt along the western site boundary, a gravel area in the center of the site, and a stormwater management area in the northern corner; the site has a driveway to Wetzel Road in the middle of the site's Wetzel Road frontage; the subject area for both referrals is the southern portion of the site; per aerial imagery, there are no roadside sidewalks within close proximity of the site;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Wetzel Road must meet Department

requirements; and

WHEREAS, per the Special Permit Area Map dated 7/3/25, the applicant is requesting a special permit to allow outdoor storage to be located in the central gravel area with 50 spaces outlined on the plan and a second outdoor storage area to occur in an asphalt area south of the existing buildings with 7 outlined spaces; and

WHEREAS, the applicant is seeking a variance to allow trees to be installed to screen the site from public view; per the Amended Site Plan – Proposed Features dated 7/3/25, trees are proposed between the outdoor storage area and both the Henry Clay Boulevard and Wetzel Road frontage along with two 3'-tall landscape berms along the Henry Clay Boulevard frontage; per the referral notice, the trees may reach 80' in height; per Town Code, fences and hedges within the front yard are limited in height to 2.5'; and

WHEREAS, two Environmental Assessment Forms (EAF), both dated 6/25/25, addressing the variance and special permit requests separately, were included with the referral materials; large portions of the EAFs were not completed, including sections discussing Project Details and stormwater runoff; the plans indicate the existing stormwater facility will remain;

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 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 and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed;

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

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

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

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

The Board offers No Position regarding the propopsed special permit request, but notes the following comment related to the associated area variance referral:

The Board encourages zoning accommodations be clarified in the future related to trees and plantings, to ensure allowances for trees and plantings that can both screen the site from the public and reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-228

- 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 North Syracuse Planning Board at the request of North Area Meals on Wheels for the property located at 413 Church Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing to install a small 120.64 kW solar array on a 4.11-acre parcel in a Residential (R-9) zoning district; and
- WHEREAS, the Board recommended Modification of area variance and site plan referrals (Z-24-193 and Z-24-192) to allow construction of a 2,400 sf addition to the existing commercial building, commenting that the applicant must conduct a formal wetland delineation and the applicant should be encouraged to install landscaping and sidewalks along the Church Street frontage; the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses include residential and Sleeth Park, a Town park; and
- WHEREAS, areal imagery dated May 2024 shows that the site contains an approximately 5,860 sf building, two large storage trailers, a shed, parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; forested areas serve as a buffer between the parcel and Interstate 81, the neighboring residential parcels and Sleeth Park; and
- WHEREAS, areal imagery dated May 2024 shows that the site contains an approximately 5,860 sf building, two large storage trailers, a shed, parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; forested areas serve as a buffer between the parcel and Interstate 81, the neighboring residential parcels and Sleeth Park; 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 and is located in the

Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the applicant is not proposing any new connections;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/12/2025, approximately 0.31 acres of the site will be disturbed by the proposed array; and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands and their associated buffer may exist at the rear, northeastern corner of the site; the applicant included a Wetland & Waterway Delineation Report prepared by C&S Engineers dated 5/16/2025; ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit;

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site's western driveway to Church Street; and

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

WHEREAS, while not included with the present referral, the Meals on Wheels Subdivision Map, dated 09/12/2022, shows an Onondaga County Sanitary Sewer

easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Morgan Road Business Park (Giuseppe Zavaglia) for the property located at Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing construction of an industrial park, to include one (1) 60,000 sf light industrial building and eight (8) 4,800 sf light industrial buildings on a 17.39-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board previously recommended Modification and No Position with Comment on site plan and area variance referrals (Z-17-259 and Z-17-332 respectively) to allow and construct a storage facility, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) and provide a traffic study, lighting plan, and a Stormwater Pollution Prevention Plan (SWPPP) to the Department; the applicant was advised to coordinate with the Onondaga County Water Authority and encouraged retention of as much vegetation and tree cover as possible; per aerial imagery from May 2024, it appears the storage facility was never constructed; and
- WHEREAS, the site is located in a transitional area between the residential characterizing the west side of Morgan Road in this area and the commercial and industrial uses within the Clay Industrial Park located between Morgan Road and Henry Clay Boulevard; nearby uses include the Irongate residential development and Morgan Road Elementary School to the west, Barrett Paving Materials to the east, a contracting company and WB Mason distribution facility to the south; CSX railroad tracks are nearby, crossing north to south; two houses with frontage on Morgan Road are adjacent to the site; per the Town Zoning Map dated 2018, the majority of land between Morgan Road and Henry Clay Boulevard in this area is zoned Industrial-1 (I-1); and
- WHEREAS, the site is vacant with woodlands covering most of the site; the area closest to the Morgan Road frontage appears to be cleared of trees; and
- WHEREAS, the applicant is proposing construction of an Industrial Park; per the Site Layout Plan dated 10/25/24, the site will contain eight 4,800 sf buildings arranged along the southern parcel boundary, fronted by a long parking lot with connections to a private internal road providing access to Morgan Road, a county road; a 60,000 sf building will be located near the middle of the site with loading docks and tractor trailer parking on the western and eastern side of the building; the internal road travels to the rear of the site with access points to the southern buildings and parking and three driveways to the north providing access to the large building and its 79-space parking lot; 89-space

and 72-space parking lots are shown to the north and south of the large building and labeled “Reserved Parking if Required”; a total of 394 parking spaces are required by Town Code and 411 parking spaces are proposed; trees and plantings are shown along the road frontage, along the internal road and driveways, and around parking areas; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/10/25, the Industrial Park will be constructed in three phases, Phase I to consist of four 4,800 sf warehouses, Phase II to be the 60,000 sf warehouse, and Phase III to consist of the remaining four 4,800sf warehouses; and

WHEREAS, per Town Code, “The purpose of the I-1 District is to promote and accommodate those kinds of industrial uses that provide the logistical assembly, shipping, storage, servicing, or similar support for retail or other business uses. Nonindustrial uses are limited to large office buildings or land uses that are essential to the district. These uses are expected to conduct all operations in one or more buildings, organized in a well-planned setting within enclosed structures in a clean, quiet manner that results in little or no exterior evidence of industrial activity and, therefore, can be compatible to nearby commercial or residential areas”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/10/25, 10.88 acres of the site will be disturbed by the proposed project; per the Site Layout Plan, two stormwater facilities are proposed for the site, one along the Morgan Road frontage, north of the internal road, and the other north of the large building; per the EAF, the site is categorized as 17.39-acres “meadows, grasslands or brushlands” (appearing as tree cover in aerial imagery) and the development is anticipated to result in the loss of 13.3 acres; the proposal is expected to result in an increase in 8.8 acres of impervious surface;

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

WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the Industrial Park; per the EAF, the development is anticipated to require 5,910 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, new connections to the public sewers are proposed to serve the Industrial Park; the site is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, the site will have a “sanitary connection to the existing on west side of Morgan Road via pump station and force main”, presumably connecting approximately 400 feet south of the site at Forestbrook Drive;

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; an Industrial permit from OCDWEP may be required; additionally, the applicant must develop a 1

gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>;
ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

WHEREAS, per CENTRO, the proposed development is approximately 2,200 feet from the nearest transit stop on Grampian Road, a walkable distance if sufficient pedestrian infrastructure were in place; no sidewalks or pathways are proposed, nor occur along the Morgan Road frontage; and

WHEREAS, GIS mapping shows large portions of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include significant portions of the proposed Industrial Park; wetland boundaries are not shown on the referred plans and the EAF indicates there are no wetlands on site;
ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Layout Plan, it appears that wooded areas on site will be removed;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The Onondaga County Department of Transportation requires the applicant to coordinate Morgan Road access plans with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a traffic study for full buildout with AM/PM peak travel data, and a 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 Onondaga County Department of Water Environment Protection requires the applicant to provide an adequate wastewater disposal plan and obtain the appropriate sewer approvals from the Department. Additionally, the public sewer extension and connection must be shown on the approved site plan prior to, or as a condition of municipal approval.

3. New York State informational wetland mapping indicates the potential presence of NYS wetlands on or near the site. Applicants proposing development on a property that may contain NYS jurisdictional wetlands are

advised to obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC), and/or coordinate with DEC regional staff to determine if a wetland permit is required. Any wetland boundaries must be shown on the plans and permits obtained prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given that site clearing will be occurring and the site may contain the federally and state endangered Indiana bat or its associated habitat, the applicant is encouraged to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
2. The Onondaga County Department of Water Environment Protection requires that any projects with the potential for creating industrial wastewater flow obtain a valid permit from the Department. The applicant is advised to coordinate with OCDWEP regarding industrial wastewater discharge and comply with the requirements of the US Environmental Protection Agency (EPA), New York State, and Onondaga County.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Northern Credit Union (Nathan Hunter) for the property located at 3584 State Route 31; 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 Route 31, a State highway and Oswego Road; and
- WHEREAS, the applicant is requesting area variances related to the construction of a Northern Credit Union on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on an area variance referral (Z-25-81) for this proposed credit union, advising the applicant to coordinate with NYS Department of Transportation (NYSDOT) and provide a Traffic Impact Study, Lighting Plan, and Stormwater Pollution Prevention Plan (SWPPP) to the Department, encouraging the siting of the building along the NYS Route 31 frontage, and encouraging improved site design including sidewalk connections to roadside sidewalks, shared parking with neighboring businesses, and adding landscaping along road frontages and around parking lots; and
- WHEREAS, the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is characterized by commercial along major routes and residential to the south and west; and
- WHEREAS, the site is a vacant parcel containing lawn and a portion of the Kimbrook Plaza parking lot; the site has approximately 200' of frontage on NYS Route 31, the driveway for Kimbrook Plaza is adjacent to the west, and a vacant commercial building with drive-thru is to the east; and
- WHEREAS, the applicant is proposing construction of a 3,100 sf credit union with drive-thru; per the Sketch Plan dated 7/16/25, the credit union building will be constructed at the center of the site with parking lots to be located on three sides, including a parking lot along the Route 31 frontage, totaling 33 spaces; the drive-thru will be constructed at the south side (rear) of the building; access will come from a full-access driveway from the Kimbrook Plaza parking lot and an egress-only driveway to the Kimbrook Plaza driveway; four trees are shown along the rear, eastern parcel boundary; the existing monument sign for the plaza will remain in the northwest corner; and
- WHEREAS, changes from the previous referral include reducing the parking from 41 to 33 spaces, adding plantings around the building and along the road frontage, and reducing the drive-thru from four lanes to three lanes; and

WHEREAS, to construct the proposed credit union, the applicant is requesting an area variance from the Designated Highway Overlay zoning district, to allow a 128.6' setback for the principal structure where 165' is required; a variance is also requested to allow 2 freestanding signs when 1 is the maximum allowed by code; an existing freestanding sign is located in the northwest corner of the site, at the plaza's driveway from NYS Route 31, advertising the tenants of the plaza; the applicant is proposing 1 freestanding sign to be used exclusively by the applicant, a 25 sf sign to be located at the site's rear boundary, adjacent to the full access driveway from the plaza; and

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

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

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

ADVISORY NOTE: 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 Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station; per the EAF, the credit union is anticipated to generate 150 gallons of wastewater per day;

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located within 450' the site; and

WHEREAS, per aerial imagery, sidewalks are present along NYS Route 31 in this location, and connect to sidewalks surrounding the building; the site is 0.2 miles away from an existing Centro bus stop with good pedestrian infrastructure in place; and

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

appears that there are no wooded areas on the site;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 reminds the municipality and applicant of previous comments for the overall development:

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for full buildout to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses and increased landscaping along the road frontage and around the parking lots.
3. The Board encourages locating the building toward the front of the site rather than the parking lot, and relocate parking to the rear of the site.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of East Syracuse Zoning Board of Appeals at the request of Imperial 300, LLC for the property located at 600 West Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Manlius Street (Route 290), a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow a reduction in the Village green space requirement as part of a project to add a new tenant (Underground Beer Lab) to an existing retail building and related site changes on a 1.24-acre parcel in a Main Street zoning district; and
- WHEREAS, the Board has reviewed two referrals for the proposed project, a special permit referral (Z-25-67) and mostly recently, a site plan referral (Z-25-189); the Board advised the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the proposed restaurant use of the site and advising the applicant to coordinate West Manlius Street access plans with the NYS Department of Transportation (NYSDOT) and remove parking from the NYS right-of-way and avoid blocking existing sidewalks with parking; the Board offered comments encouraging the Village and applicant to work together to improve site design and parking, encouraging them to reach out to NYSDOT and the Syracuse Metropolitan Transportation Council for assistance in improving the site with sidewalks, installing on-street parking, etc; the Board also encouraged a reduction in impermeable surface on site to improve existing drainage concerns; and
- WHEREAS, the site is located in the Village of East Syracuse between residential neighborhoods to the north and commercial backed by railroad tracks to the south; nearby businesses include One Source Custom Carpentry & Millwork, IC Technologies, an Auto Service Center, a diner, and Xpress Mart; and
- WHEREAS, the site is a triangular parcel surrounded by roads on all three sides: West Manlius Street (NYS Route 290), Highland Avenue, and West Yates Street; a 19,800 sf building located in the northeast corner with an asphalt parking lot covering the rest of the parcel; per aerial imagery from May 2024, asphalt extends to the granite curbing bordering the roads with three curb cuts along West Manlius Street, minimal curbing along West Yates Street and Highland Avenue, and unrestricted access to park between Highland Avenue and a retaining wall along the western boundary of the site; concrete curbing exists on two corners, one of which contains a memorial area; the remainder of the site has no sidewalks except some areas of asphalt with painted yellow lines indicating where a sidewalk might be; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/2/25, the applicant is proposing renovations to an existing building and parking lot to establish Underground Beer Labs, a local brewery, on the ground floor of the building; the renovations include installation of a concrete patio, milling and repaving the parking lot, and adding dry wells; per the local application, the applicant is requesting a variance to allow ~4.7% (2,527 sf) green space when 10% (5,400 sf) is required by Village Code; the applicant states “the current layout represents the maximum extent of greenspace possible without obstructing traffic circulation or parking count”, further stating they are increasing greenspace from existing conditions; per the Layout Plan 7/7/25, the proposed concrete patio will be located adjacent to the building, separated from the Highland Avenue frontage by an existing retaining wall; and

WHEREAS, per the Layout Plan, the Village requires 157 parking spaces for the full occupation of the building and once renovations are completed, the site will offer 52 on-site parking spaces, 51 spaces on an adjacent parcel under the same ownership, 20 on-street parking spaces on Highland Avenue, and 4 spaces on West Yates Street, totaling 127 spaces; the on-street parking spaces are perpendicular to the side of the building on West Yates Street and Highland Avenue and along the retaining wall on Highland Avenue; per the Layout Plan, the spaces on Highland Avenue occur partially on the site and partially in the Highland Avenue right-of-way;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Manlius Street must meet Department requirements;
ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, changes from the previous referral and Layout Plan include removal of two of the three curb cuts to West Manlius Street, and restoration of the existing sidewalk on West Manlius Street on the plan; parking previously shown in the West Manlius Street right-of-way has been pulled back to be located on site, and green spaces have been incorporated; per the Layout Plan, a landscape strip is shown between the concrete patio and the retaining wall along the eastern site boundary, a landscape island is shown in the western portion of the parking lot, and the southeastern corner of the site will now be green space; the dumpster enclosure is now shown along the western side of the building; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per the Layout Plan, a concrete sidewalk had existed along West Manlius Street, but had been paved over with painted lines indicating the sidewalk location; per the Layout Plan, the condition of the concrete sidewalk will be evaluated after the asphalt has been milled; no sidewalks are indicated for the West Yates Street and Highland Avenue frontages; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/2/25, 0.7 acres of the site will be disturbed by the proposed project; the EAF included with the referral does not reflect recent changes to the proposed development and the proposed increase in greenspace; per Village Planning Board Meeting Minutes from 6/9/25, “when it rains, the water rushed down Highland Ave and pushes against the low retaining wall and jumps over the southwest corner and

empties into the private property”; per Village Planning Board Minutes from 7/14/25, NYSDOT “does not want any private properties to directly discharge into their drainage system” and “the two plugged drainage structures will be fully replaced with dry wells. The proposal is to enhance the piece of retaining wall that will be repaired in the corner to prevent the water from cascading over the top”; the Layout Plan indicates the retaining wall between the site and Highland Avenue will be reconstructed and the southernmost portion, adjacent to the newly proposed greenspace, will be the portion to be built up to prevent stormwater flow onto the lower portion 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;

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

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

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

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

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as

threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 greenspace variance for the site, recognizing improvements to the site plan to that effect. Regarding the overall development plan, the Board reiterates the following previously offered recommendations:

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate West Manlius Street access plans with the New York State Department of Transportation (NYSDOT). The applicant must coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Village and applicant, and other building stakeholders as appropriate, may want to consider an optimal parking plan to serve the full buildout of the site. This plan could include the total number of spaces needed to serve the building, optimal layout of spaces to ensure adequate circulation and the identification of off-site or on-street parking opportunities if additional spaces are needed to satisfy parking requirements. Alternative transportation options such as public transit or pedestrian-ways should also be explored that include sidewalks and transit stop infrastructure. As the site undergoes a beneficial transformation for the Village, a vision and plan for the macro parking needs at this site along with transit and walkable options and associated landscaping is germane and timely. The Village is encouraged to reach out to the NYSDOT and the Syracuse Metropolitan Transportation Council for assistance in planning for this high profile Village location. These entities may be able to assist in development of plans and applying for grant funding to offset costs for desired improvements.
4. Given the drainage concern on site and expansive impermeable surfaces, the applicant is encouraged to reduce impermeable surfaces and install green spaces wherever possible to reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-235

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Northern Credit Union - Taft Road 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 approval of site plans and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and

WHEREAS, the applicant is proposing construction of a 3,100 sf credit union with drive-thru on 2.52 acres in an Office (O-2) zoning district; and

WHEREAS, the Board has reviewed multiple referrals regarding this site, most recently recommending modification on a special permit application referral (Z-25-213), to construct a 3,100 sf credit union with drive-thru ATM's, advising they must coordinate West Taft Road access plans with the Onondaga County Department of Transportation and 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, and ensure that the project does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision; the Board also commented that given the location of the site within a sidewalk priority zone, the town should require the installation of sidewalks along the West Taft; the town was advised 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; reduced parking requirements and relocation parking to the rear of the property was suggested; additionally, the Board issued No Position with Comment on a zone change referral (Z-25-157) to rezone the site to Neighborhood Commercial (NC-1) to allow construction of a Northern Credit Union; the Board advised that per the 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, the applicant is proposing the construction of a +/- 3,100 SF credit union with drive-thru ATM's and 46 parking spaces; per the layout plan (C-2) dated 7/01/25, 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 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; 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, the application included a landscaping plan (C-2) dated 7/01/25;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional 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; additionally, the applicant submitted an erosion and sediment control plan dated 7/01/25;
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; and

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

WHEREAS, the 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 the layout plan (C-2) does not show proposed sidewalk installations; 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:

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

E-mail Address: countyplanning@ongov.net

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, and the use of existing transit service, CENTRO and the Board encourage the Town to require the installation of sidewalks or multi-use pathways along the West Taft Road frontage. An opportunity exists as new development and density is added to the corridor to build out a new bicycle/pedestrian network. In this location, sidewalks could easily connect into the crosswalks along Wintersweet Dr and W Taft Rd, providing safe routes along this heavy trafficked area.
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. The Board encourages a reduction in the proposed parking on site as the current proposal may exceed the needs of the proposed use, particularly given the scale of drive-thru accommodations. A reduction in required parking can allow for improved stormwater management, opportunities for green space and landscaping, improved vehicular circulation, and more efficient use of the site. The Town is also encouraged to amend its zoning regulations to facilitate flexible parking options for sites such as this.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-236

- 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 Geddes Planning Board at the request of Tony's Tires & Wheels for the property located at 1215 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 221), a county highway, and Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing a 45,400 sf addition to an existing auto-related business on a 2.88-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-20-1) for proposed improvements to the site including parking, landscaping, and drainage; the Board advised the applicant was required to coordinate State Fair Boulevard access plans with the Onondaga County Department of Transportation (OCDOT); and
- WHEREAS, the site is located 0.5 miles from the northwest corner of Onondaga Lake with surrounding industrial land uses interspersed with residential neighborhoods and county parklands; the site is just south of Interstate 690; and
- WHEREAS, the submitted Existing Conditions & Demo Plan dated 7/23/25 shows the site has frontage on State Fair Boulevard, a county road, and contains three existing metal-sided buildings with the largest of the three occurring at the front of the site and the two smaller ones at the rear; aerial imagery from May 2024 shows the rear portion of the site contains gravel parking and outside storage, all enclosed by an existing chain link fence; there is asphalt parking at the front of the site and two existing driveways onto State Fair Boulevard; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and
- WHEREAS, the applicant, Tony's Tires & Wheels, is proposing a 45,400 sf addition to the existing building; per the Site Layout Plan dated 7/23/25, the two smaller existing buildings in the rear of the site will be removed and the warehouse addition will be constructed on the rear of the existing larger building at the front of the site; the addition will extend along the northwestern parcel boundary to the rear parcel boundary; asphalt will be extended from the front of the site, along the southeastern parcel boundary to connect to a new loading dock area to be constructed on the side of the addition; parking will be formalized at the side of the existing building, stormwater infrastructure will be installed under the new asphalt, and a new guardrail will be installed along a portion of the southeastern parcel boundary; per the local application, overhead doors will be installed along the addition and at the new loading

dock;

ADVISORY NOTES: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/28/25, 2.05 acres of the site will be disturbed by the proposed project and “stormwater will be retained on site and discharged into a drainage swale at a controlled rate per SWPPP report”; a Stormwater Pollution Prevention Plan (SWPPP) was not included in the referral materials; per the Site Layout Plan, stormwater infrastructure and an underground stormwater storage area will be installed on site as part of the proposed expansion; the Onondaga County Department of Transportation notes flooding issues related to the existing drainage swale have created issues for this site and adjacent lands in recent years; and
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 and New York State Departments of Transportation, additional stormwater runoff into the county or state drainage system is prohibited; and

WHEREAS, per the referral notice, the site is served by public drinking water and per the EAF, the proposed addition will include additional connections;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Lakeside and Westside Pump Station service areas; per the EAF, the proposed addition will include additional connections;
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
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division at (315)435-6614 to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements; and

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their

associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); it does not appear that trees will be cleared for this project;

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

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 Onondaga County Department of Transportation requires the applicant to coordinate State Fair Boulevard access plans with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The New York State Department of Transportation requires the applicant to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 also offers the following comment:

Given the site's history of flooding and issues with the proximate drainage swale, and as the site is to have virtually 100% impervious surface coverage, the Town is encouraged to conduct a particularly careful review of stormwater management being proposed and potential solutions to flooding concerns in the area, in concert with the proposed development.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-237

- 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 Liverpool Planning Board at the request of Robert Loring for the property located at 519 First Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to remove an existing driveway and front yard parking area, and install a new driveway, parking spot and rear parking lot for an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is a house in the Village of Liverpool, abutting Onondaga Lake Park; the site has an approximately 25'-wide driveway to First Street which is adjacent to the neighbor's driveway and parking area to the east; both the site's driveway and the adjacent driveway/parking area are located in the Village right-of-way which, per aerial imagery from May 2024, is consistent with many of the houses on this block; the site has a substantial slope to the rear of the property; and
- WHEREAS, per the partial location survey included with the referral materials (surveyor information, legend, and date of survey on copy not provided), the site contains a two-story house located at the front parcel boundary (0' from the right-of-way); per the survey, the house has a western side yard setback of 11.6'; the eastern side yard measures 27' to the house, and 16' to an exterior staircase alongside the house; the rear yard is currently approximately 150' deep; and
- WHEREAS, the applicant proposes to remove a driveway and front yard parking for 2-3 vehicles as well as a rear deck, and install a new 8'-wide ribbon driveway in a new location, leading to a rear parking lot for three vehicles; referral materials indicate that a future phase may include converting the parking lot to a two-story garage addition to the rear of the house; the proposed driveway would extend approximately 111', leaving the rear half of the 0.32-acre parcel undisturbed; the driveway and parking lot would be located 2 feet and 5 feet from the side yard parcel boundaries, respectively; and
- WHEREAS, a single 9'x20' parking space is also shown to be added within the First Street right-of-way; a digital rendering shows a separate driveway from the proposed adjacent new driveway to access this space, which would have a narrowed width at the street to avoid an existing electric pole; and
- WHEREAS, per GIS mapping and aerial photography, the ground slopes down approximately 19 feet to the rear of the parcel, with a substantial change of elevation from the front of the house to the rear of the house; the downslope

lands contain FEMA floodplain areas related to Onondaga Lake; the referral materials do not indicate any planned measures to mitigate the slope or collect/direct/filter stormwater drainage prior to the floodplain area; and

WHEREAS, the Environmental Assessment Form (EAF) dated 6/6/25 included with the referral materials does not detail how much land will be disturbed by the proposed development and doesn't discuss stormwater mitigation; and

WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain for Onondaga Lake, which may require avoidance or elevation of structures and other mitigation; per the submitted Floor Plan, the floodplain as mapped does not appear to encroach within the limits of the project; however, drainage into the floodplain could be affected by the proposed site changes;

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 referral notice, the site is served by public drinking water; it is not clear if any changes to the existing infrastructure are proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; it is not clear if any changes to the existing infrastructure are proposed;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, Northern Long-eared bat, and Straight-leaved Pondweed, 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 referral materials, 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);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the

NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Village is encouraged to require additional details regarding the proposed work being done, as referral materials were inconsistent and lacked detail regarding materials, scope and phasing, as well as mitigation of any stormwater drainage on site leading to the floodplain, park and Onondaga Lake.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-241

- 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 Manlius Planning Board at the request of Timothy Mahoney / West Seneca Street, LLC for the property located at 133 West Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Street (Route 173), a state highway, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct a three-story self-storage building with an 18,750 sf footprint on a 2.5-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located along West Seneca Street (NYS Route 173), a state road; the site is in an Industrial zoning district in the Village of Manlius, and is the site of a former foundary; surrounding land uses include a small retail plaza, Valvoline Instant Oil Change, Manlius YMCA, and residential neighborhood lands; Limestone Creek runs along the northern portion of the site; and
- WHEREAS, per the referral notice, the site is currently vacant with a paved entryway on West Seneca Street; an aging paved driveway leads to the northern end of the site with an existing single-story block building (approximately 3,000 sf), to remain; a chain link fence surrounds the building and runs along Limestone Creek; the remainder of the site contains an unpaved area with trees and shrubs; and
- WHEREAS, per the referral notice, the applicant is proposing to construct an 18,750 sf, three-story, self-storage building that will connect to existing water, sewer, and natural gas utility lines at their most accessible locations on the property; site plans dated 5/25/2025 show space for a future addition to the proposed building at its eastern side (30'x30'); existing trees, shrubs, and debris will be cleared from the site and the northeastern portion of the site will be graded for a vehicle turnaround to allow for temporary parking; landscaping for the proposed project includes trees and shrubs along the west and south property lines to screen from residential lots; a block retention wall will be constructed along the northwestern property line; and
- WHEREAS, per the site plan, the site currently has access from West Seneca Street (NYS Route 173) via a paved driveway; no access changes to the site are being proposed at this time; an unloading zone is being proposed on the side of the proposed building and 6 asphalt parking spaces are proposed along the driveway toward the front of the site; a turnaround area is labeled toward the rear of the builing, without improvements; an existing sidewalk is to remain along West Seneca Street; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/1/2025, 0.75 acres of the site will be disturbed; the site plan shows a stormwater retention area will

be constructed at the back of the site, adjacent to Limestone Creek and behind the existing one-story building at the back of the site; and

WHEREAS, the Limestone Creek corridor abuts the site along the rear property boundary, and is listed as a Federal wetland; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Limestone Creek and minor tributaries);

ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

WHEREAS, significant rear portions of the subject parcel are also located in the FEMA floodway and floodplain associated with Limestone Creek; the floodway line is clearly marked on the site plan, just beyond the building footprint, while the 100-year floodplain is not indicated on the proposed site plan; it appears that portions of the proposed building and future addition would occur within the floodplain; within the more restrictive floodway, the plans show a paved road, and labeling noting "Area to be cleared of brush and debris and graded as a vehicle turnaround", and the plan notes "no filling will be conducted on the property within the floodway line"; and

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 aerial imagery the site is to be served by public drinking water;

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, the site is located in the Meadowbrook Limestone Wastewater Treatment Plant service area, and new service is proposed; existing county-maintained sewer lines cross portions of the northeastern corner of the site, which may be in the area of disturbance, and those sewer lines are not shown on site plans; and

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP;

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is

located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: Per 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;

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

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

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

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

1. The Onondaga County Department of Water Environment Protection requires that no construction of permanent structures occur within a County sanitary sewer easement or affect the County infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within or impacting the County easement or county maintained infrastructure prior to, or as a condition of, municipal approval.

2. The site contains significant areas of disturbance within the FEMA floodplain, as well as the more sensitive floodway. The applicant must coordinate with the municipal engineer to ensure adherence to local flood ordinance requirements for lands within the floodway and floodplain. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board. Floodway and floodplain boundaries must be shown on submitted plans, and the site plan must reflect any required mitigation prior to local approval.

3. The applicant must submit a copy of the site plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-242

- 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 Terrence Nolan for the property located at 426 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to establish a "Utility, Major" land use on two proposed lots and construct two 5 Megawatts battery energy storage systems on two proposed parcels, on a 1.27 acre site in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision application (S-25-27) to divide the 1.27-acre parcel into two new lots; and
- WHEREAS, the existing parcel fronts on East Brighton Avenue and the rear of the lot abuts a rail line running adjacent to Interstate 81; surrounding parcels include industrial and commercial land uses including an auto repair shop, a convenience store, and a liquor store; the surrounding area also includes single-family and multi-family residential uses to the north and west; and
- WHEREAS, per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25 acre lot into an approximately 0.48 acre lot (Proposed Lot 1) and an approximately 0.71 acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel; the applicant is proposing the establishment of a proceed access and utility access easement on Proposed Lots 1 and 2 to address the access issue created by the establishment of a land locked parcel; and
- WHEREAS, per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the existing conditions plan (C-1.0) dated 01/17/25, the applicant will demolish an existing 1-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0), dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan (LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and
- WHEREAS, per the referral notice, it is unclear whether the site is currently served by

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E-mail Address: countyplanning@ongov.net

public drinking water and no changes to the current infrastructure are proposed, or if disconnection of drinking water infrastructure will be required; and

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

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

WHEREAS, the site may contain the Northern long-eared bat and 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);

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board recommends local disapproval of the application as presented, as it does not have adequate information to assess unique fire safety risks posed by the proposed use. In particular, the limited referral materials do not include information to document compliance with common best practices for regulation of BESS technologies, including:

- setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably at the gas station;
- inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training; and
- a decommissioning plan.

The New York State Energy Research and Development Authority (NYSERDA) has prepared a draft model code for municipalities to guide regulation of BESS facilities, including standards for elements such as facility design, setbacks from sensitive land uses, emergency response, and decommissioning plan requirements. The New York State Inter-Agency Fire Safety Working Group has also recommended enhanced safety standards for BESS technologies, including updates to the Fire Code of New York State.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-243

- 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 City of Syracuse for the property located at 1171 West Fayette Street & Magnolia Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to construct a 100-space parking lot for the adjacent Syracuse Police & Fire Department Headquarters on a proposed 5.342-acre parcel in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-25-244) for the project; and
- WHEREAS, the site is located along West Fayette Street near its intersection with Magnolia Street, both local roads, in the Near Westside neighborhood of the City of Syracuse in a mixed-use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site contain short line rail lines; directly next to the site is the location of the new Syracuse Police & Fire Station Headquarters, now being renovated; and
- WHEREAS, the site, owned by the City of Syracuse, contains an existing paved parking lot with approximately 46 parking spaces, a baseball field, and a soccer field (Kohawski Field) at the south end; the northern portion of the parcel is currently unpaved and vacant, per aerial imagery, and is where all proposed work is to occur; and
- WHEREAS, per the referral notice, the applicant is proposing to establish a 100-space parking lot with 4 landscape islands on the northern portion of the parcel to serve as employee parking; landscaping work includes removal of trees, brush, and an existing fence; site plans (dated June 2025) show a 5'-10' perimeter landscape strip surrounding the lot with trees and shrubs for screening; construction of a controlled gated driveway with access to Magnolia Street with a 6'-8' tall fence around the perimeter; the site plan also shows a retaining wall, an ADA ramp and a concrete staircase from the proposed parking lot to the sidewalk on West Fayette Street for access to the police facility; and
- WHEREAS, per aerial imagery, sidewalks exist along West Fayette Street and along the northern portion of the parcel along Magnolia Street; the site is serviced by CENTRO, with the closest bus stop located at the intersection of West Fayette Street and Magnolia Street; and
- WHEREAS, per the site plan, the northern portion of the parcel currently has driveway

access to Magnolia Street, a city street; the southern portion of the parcel has access to West Marcellus Street, also a city street; the parking lot on the southern portion of the parcel will not connect to the proposed northern parking lot; and

WHEREAS, per GIS mapping, a county-owned trunk sewer and associated easement follows the northern boundary of the parcel within the area of disturbance; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/23/25, 1.4823 acres of the site will be physically disturbed by the proposed project; the EAF states “Storm water will be captured in an infiltration basin. Any discharge from this basin that hasn’t been infiltrated will be released into a proposed swale, transporting the runoff off-site past the fence line into the new Syracuse Police & Fire Headquarters adjacent parking lot. The runoff will travel north, leaving the parking lot to flow west along West Fayette Street into existing roadway catch basins.”; the grading plan shows swales and a filtration basin along the southern portion of the disturbed area; and
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 Department of Water Environment Protection, the site is located in the Harbor Brook drainage district; a channelized portion of Harbor Brook, a county-owned drainage facility, is located beneath the proposed development; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Harbor Brook and tributaries); and

WHEREAS, the southern portion of the site is served by City drinking water and sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; no new connections to water or sewer infrastructure are proposed for the parking lot; and

WHEREAS, the referral materials also include a landscaping plan, grading plan, erosion and sediment control details, site details, landscape details, electricity utility plan, electrical details; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of multiple sites (IDs: C734160, C734164, 734022) in the New York State Department of Environmental Conservation (NYSDEC) Environmental Site Remediation database; the EAF Mapper also indicates that the site is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. 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. The applicant must coordinate and obtain approval from the Onondaga County Department of Water Environment Protection regarding the proposed stormwater connection to the channelized portion of Harbor Brook prior to, or as a condition of municipal approval.

The Board offers the following comment(s):

Given the site's proximity to a channelized section of Harbor Brook, a stream and Onondaga County-owned drainage channel running under the parking lot, draining directly to Onondaga Lake, the Board encourages the applicant and municipality to ensure adequate protections are in place for this important stream and watershed. The applicant and municipality are advised to ensure stormwater quantity and quality are managed appropriately for any drainage from the site.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located at 1171 West Fayette Street & Magnolia Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish a "parking lot" land use for a 100-space parking lot for the Syracuse Police & Fire Department Headquarters on a portion of a 5.342-acre parcel in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing case Z-25-243 for a site plan review related to the project; and
- WHEREAS, the site is located along West Fayette Street near its intersection with Magnolia Street, both local roads, in the Near Westside neighborhood of the City of Syracuse in a mixed-use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site contain short line rail lines; directly next to the site is the location of the new Syracuse Police & Fire Station Headquarters, now being renovated; and
- WHEREAS, the site, owned by the City of Syracuse, contains an existing paved parking lot with approximately 46 parking spaces, a baseball field, and a soccer field (Kohawski Field) at the south end; the northern portion of the parcel is currently unpaved and vacant, per aerial imagery, and is where all proposed work is to occur; and
- WHEREAS, per the referral notice, the applicant is proposing to establish a 100-space parking lot with 4 landscape islands on the northern portion of the parcel to serve as employee parking; landscaping work includes removal of trees, brush, and an existing fence; site plans (dated June 2025) show a 5'-10' perimeter landscape strip surrounding the lot with trees and shrubs for screening; construction of a controlled gated driveway with access to Magnolia Street with a 6'-8' tall fence around the perimeter; the site plan also shows a retaining wall, an ADA ramp and a concrete staircase from the proposed parking lot to the sidewalk on West Fayette Street for access to the police facility; and
- WHEREAS, per aerial imagery, sidewalks exist along West Fayette Street and along the northern portion of the parcel along Magnolia Street; the site is serviced by CENTRO, with the closest bus stop located at the intersection of West Fayette Street and Magnolia Street; and

- WHEREAS, per the site plan, the northern portion of the parcel currently has driveway access to Magnolia Street, a city street; the southern portion of the parcel has access to West Marcellus Street, also a city street; the parking lot on the southern portion of the parcel will not connect to the proposed northern parking lot; and
- WHEREAS, per GIS mapping, a county-owned trunk sewer and associated easement follows the northern boundary of the parcel within the area of disturbance; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/23/25, 1.4823 acres of the site will be physically disturbed by the proposed project; the EAF states “Storm water will be captured in an infiltration basin. Any discharge from this basin that hasn’t been infiltrated will be released into a proposed swale, transporting the runoff off-site past the fence line into the new Syracuse Police & Fire Headquarters adjacent parking lot. The runoff will travel north, leaving the parking lot to flow west along West Fayette Street into existing roadway catch basins.”; the grading plan shows swales and a filtration basin along the southern portion of the disturbed area; and 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 Department of Water Environment Protection, the site is located in the Harbor Brook drainage district; a channelized portion of Harbor Brook, a county-owned drainage facility, is located beneath the proposed development; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Harbor Brook and tributaries); and
- WHEREAS, the southern portion of the site is served by City drinking water and sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; no new connections to water or sewer infrastructure are proposed for the parking lot; and
- WHEREAS, the referral materials also include a landscaping plan, grading plan, erosion and sediment control details, site details, landscape details, electricity utility plan, electrical details; and
- WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of multiple sites (IDs: C734160, C734164, 734022) in the New York State Department of Environmental Conservation (NYSDEC) Environmental Site Remediation database; the EAF Mapper also indicates that the site is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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E-mail Address: countyplanning@ongov.net

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. 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. The applicant must coordinate and obtain approval from the Onondaga County Department of Water Environment Protection regarding the proposed stormwater connection to the channelized portion of Harbor Brook prior to, or as a condition of municipal approval.

The Board offers the following comment(s):

Given the site's proximity to a channelized section of Harbor Brook, a stream and Onondaga County-owned drainage channel running under the parking lot, draining directly to Onondaga Lake, the Board encourages the applicant and municipality to ensure adequate protections are in place for this important stream and watershed. The applicant and municipality are advised to ensure stormwater quantity and quality are managed appropriately for any drainage from the site.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Otisco Town Board at the request of Town of Otisco for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 4 of 2025 regulating Wind Energy Systems in the Town of Otisco; and
- WHEREAS, the Town Board of the Town of Otisco is considering Local Law No. 4 of 2025, (Wind Energy Systems Law of 2025); per the Town Board, the Wind Energy Systems Law of 2025 is intended to recognize the potential benefits of wind energy technologies by supporting clean renewable energy and reducing dependence on nonrenewable technology while preserving health and safety of property owners and the general public, and to preserving the scenic views and aesthetics of the community; and
- WHEREAS, the purpose of the Wind Energy Systems Law of 2025 is “to promote the safe, effective, and efficient use of wind-powered energy systems within the Town in order to reduce on-site and off- site consumption of utility-supplied energy, and to balance the use of such wind-powered energy systems with potential impacts on the health, safety and welfare of the residents of the Town of Otisco and to preserve and protect the environment and aesthetic qualities of the Town of Otisco;” and
- WHEREAS, Section 2 of Wind Energy Systems law of 2025 defines key terms related to the regulation of wind energy systems; notably this section establishes a distinction between small and large wind energy systems, defining a small wind energy system as any system generating no more than 15 kW for single-family residential use only and no more than 125 kW for farming applications, with the power being generated by such systems not for resale to any other individual and/or commercial entity; this section also establishes a clear definition for substantial modification to wind energy systems; and
- WHEREAS, the Wind Energy Systems Law of 2025 applies to all Small Wind Energy Systems and Large-Scale Wind Turbine Energy Systems including the installation, substantial modification thereto, maintenance, repairs, replacement of wind energy systems; the law requires that all Wind Energy Systems and equipment shall be designed, erected and installed in accordance with applicable codes, regulations and industry standards as referenced in the New York State Building Code and the Otisco Building Code;
- WHEREAS, the Wind Energy Systems Law of 2025 establishes regulations and requirements for both small- and large-scale wind energy systems; these include permit requirements and regulations including but not limited to noise, lighting, proximity to other uses including radio or television

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E-mail Address: countyplanning@ongov.net

equipment, signal interference and height requirements; the policy establishes setback requirements for small- and large-scale wind energy systems; in several instances additional requirements are placed on large-scale operations, including a requirement that the operator provide notice to the Federal Aviation Administration (FAA); and

- WHEREAS, the proposed law establishes inspection requirements for both small- and large-scale wind energy systems; with regards to small-scale wind energy systems, a code enforcement officer may enter the property for inspection and must give reasonable notice to the property owner; with respect to large-scale wind energy systems the law establishes an annual inspection requirement and states that a code enforcement officer may enter the property for inspection given reasonable notice is provided to the property owner; and
- WHEREAS, the Wind Energy Systems Law of 2025 establishes several maintenance and safety requirements for both small- and large-scale wind energy systems; additional requirements are placed on the operation of large-scale wind energy systems including the requirement of the creation of a detailed emergency response plan, the establishment of an Automatic Fire-Extinguishing System, FAA notification requirements, and insurance requirements; and
- WHEREAS, the Wind Energy Systems Law of 2025 establishes several requirements for the approval of large-scale wind energy systems including a necessitating the review of a construction plan, decommissioning and site restoration plan, landscaping plan, and site plan; the site plan review process also establishes several considerations, including but not limited to, environmental impacts, avian impacts, aesthetic impacts and impacts on nearby historic resources; and
- WHEREAS, per the proposed law, construction on agricultural land must be conducted according to the New York State Department of Agriculture and Market's "Guidelines for Agricultural Mitigation for Wind Power Projects;" additionally, impacts to agriculture shall be minimized to the maximum extent practicable; per the proposed law "Large-Scale Wind Turbine Energy Systems shall limit the use of agricultural areas within their project limits to no more than 10 percent of soils classified by the NYS Department of Agriculture and Markets' Agricultural Land Classification as mineral soils groups 1 through 4, prime farmland, and prime farmland if drained;" and
- WHEREAS, the proposed law requires that forested sites shall not be deforested and sites deforested less than five years before application submittal or during site development shall not be used to construct Large-Scale Wind Turbine Systems or facilities, "unless the applicant offsets the adverse impact of deforestation through conservation of the same amount of existing similar habitat, or creation of the same amount of new sites to host similar habitat;" and
- WHEREAS, additionally, the proposed local law prohibits the Large Wind Turbine Energy Systems that would cause any violations of the Endangered Species Act or of NYS endangered species regulations; per the local law, adverse impacts to birds, bats, animals and ecosystems must be minimized to the maximum extent practicable; and
- WHEREAS, the Wind Energy Systems Law of 2025 establishes penalties for violation of the local law including a fine of not more than \$10,000.00, be imprisoned for a period of not more than one (1) year or be subject to both such fine and

imprisonment; pursuant to the law each, day in which the violation is present shall constitute a separate and distinct violation subject to additional civil penalty; the law also allows the Town to roll unpaid penalties onto the property owner's taxes; and

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

For more information regarding best practices for the regulation and management of renewable energy generating technologies, including wind and solar energy development, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers guidebooks regarding wind and solar energy governance to help local governments manage such resources in their community.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 13, 2025

OCPB Case # Z-25-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Otisco Town Board at the request of Town of Otisco for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 5 of 2025 regulating Battery Energy Storage Sytems in the Town of Otisco; and
- WHEREAS, the Town Board of the Town of Otisco is considering Local Law No. 5 of 2025, to be known as the "Battery Energy Storage System (BESS) Law of 2025;" per the Town Board, the BESS Law of 2025 is intended to recognize the potential benefits of BESS technologies by supporting renewable energy generation and electrical grid reliability while recognizing the unique risks related to fire, explosion, noise, and environmental contamination that may threaten a community when a site is poorly selected or maintained; and
- WHEREAS, additionally the law is intended to encourage the responsible siting, construction, operation, maintenance, and decommissioning of BESS facilities consistent with the Town's comprehensive vision; "establishing the goals and policies of the Town regarding "the installation, operation, maintenance, and decommissioning of BESS and enacting regulations for the installation and use of BESS, with the following objectives: A. to provide a regulatory scheme for the designation of properties suitable for the location, construction and operation of BESS; B. to ensure compatible land uses in the vicinity of the areas affected by BESS; C. to mitigate the impacts of BESS on environmental resources such as important agricultural lands, forests, wildlife and other protected resources;" and
- WHEREAS, section 2 of the BESS Law of 2025 defines key terms related to the regulation of BESS technologies in the town; the law establishes the concept of Aggregation, requiring that BESS installations located on contiguous parcels that are under common ownership, lease, easement, or control, or that are part of a common development plan or coordinated application, shall be considered a single, aggregated BESS; additionally, this section of the law establishes a distinction between small-, medium-, and large-scale BESS operations; and
- WHEREAS, the BESS Law of 2025 shall apply to the construction, installation, operation, and decommissioning and removal of all BESS facilities and site restoration within the Town of Otisco; the law establishes distinct permitting requirement for each BESS scale; establishes setback and screening requirements that vary based on the scale of the BESS project; for example, Small-Scale BESS projects require a minimum setback of 25 feet from property lines and 15 feet from any residential structure; Medium-Scale BESS require a minimum

setback of 100 feet from property lines and 1,000 feet from any residential structure; and, Large-Scale BESS require a minimum setback of 300 feet from any property lines and 2,500 feet from any residential structure; both medium- and large-scale BESS require a setback from any municipal property, Town parks and Town cemeteries, and any place of worship or place of regular public assembly; and

WHEREAS, the BESS Law of 2025 also establishes regulations related to health and safety of BESS technologies; the law establishes regulations related to height, proximity to combustible materials, screening and emergency access; for example the law establishes that small-scale BESS structures cannot be located within 10 feet of any combustible materials or flammable materials unless encased in a fire-resistant cover and requires that Medium- and Large-Scale BESS structures shall not be located within 30 feet of any combustible materials or flammable materials regardless of enclosures; and

WHEREAS, the BESS Law of 2025 establishes requirements that BESS be accessible to emergency responders; buildings and enclosures exceeding 20 feet in height must be equipped with a permanently affixed access ladder system compliant with OSHA standards and Medium-Scale and Large-Scale BESS installations must be served by all-weather access roads with a minimum unobstructed width of 36 feet to allow proper passage of emergency vehicles; the law establishes several policies for fire prevention and response and establishes a requirement that all medium- and large-scale BESS operators maintain general liability insurance and property damage insurance; and

WHEREAS, the BESS Law of 2025 establishes policies and requirement for the Abandonment/ Decommissioning and Removal of BESS operations; a BESS is considered abandoned when it ceases to operate continuously for more than one year; all Medium- and Large-Scale BESS applications must provide a Decommissioning Plan developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal of the BESS facility; and

WHEREAS, the BESS Law of 2025 establishes policies for the acquisition and approval of permits for BESS uses, Medium- and Large-Scale BESS approval is subject to the owner or developer submitting an application through the process established by local law; substantial modifications to Medium-or Large-Scale BESS requires the submission of a new or amended permit application; and

WHEREAS, the BESS Law of 2025 establishes that upon application by an owner, developer or operator of a BESS, the Board may grant a variance from one or more provisions of this Local Law, provided that; “1. the strict application of a provision of this Local Law would result in practical difficulties or unnecessary hardship on the owner or operator of a BESS or proposed BESS; 2. the variance will not compromise public health, safety, or welfare, including fire protection and environmental protection standards;” through this provision, the Town is establishing a requirement that the Board apply the Public Utility Variance Standard rather than the traditional standard of review applied to variance applications related to BESS operations; and

WHEREAS, the BESS Law of 2025 establishes penalties for violation of the local law including a fine of not more than \$10,000, imprisonment for a period of not more than one (1) year or be subject to both such fine and imprisonment; pursuant to the law each day in which the violation is present shall constitute a separate and distinct violation subject to additional civil penalty; the law also allows the Town to roll unpaid penalties onto the property owner’s taxes;

and

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

For more information regarding the management of Battery Energy Solar System (BESS), the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and guidebook to help local governments manage such systems in their community.

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

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: 8/6/2025

RE: Administrative Review – GSPDC Wall Street Subdivision

RECOMMENDATION: No Position

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

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

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

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

CASE NUMBER:	S-25-25
REFERRING BOARD:	Syracuse City Planning Commission
DATE RECEIVED:	7/31/25
TYPE OF ACTION:	Preliminary Subdivision
APPLICANT:	Greater Syracuse Land Bank
LOCATION:	619 & 621 Seymour St, 114 Amy St
WITHIN 500' OF:	Harbor Brook, a county-owned drainage channel
TAX ID(s):	097.-18-11.12, 097.-18-13.0, 097.-18-15.0

Project Summary:

The applicant is proposing the combination of three parcels into New Lot A (0.39 acres) in a Low Density residential (R2) zoning district. The site is comprised of a residential parcel at 114 Amy Street and two vacant, adjacent parcels at 619 and 621 Seymour Street. Per the narrative, the owner of 114 Amy Street resides upstairs and utilizes the downstairs as a daycare. The owner would like to fence in the combined lot for use by the daycare.

The site is located on the west side of the City, near PS LA at Fowler High School, commercial land uses along South Geddes Street, and Burnet Park. Per the narrative from the Greater Syracuse Land Bank included with the referral materials, 619 and 621 Seymour Streets are unlikely candidates for development due to the proximity of adjacent buildings and due to 114 Amy Street and 619 Seymour Street being partially within the 100-year floodplain, and Harbor Brook flows under all three sites.

The site is served by public drinking water and wastewater services and is in the Metropolitan Wastewater Treatment service area. No changes to the existing infrastructure are proposed. The site is located in the

Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area.

Advisory Note(s):

The Onondaga County Planning Board offers municipalities the opportunity to enter into agreement with the Board to fully except certain actions, such as this, which are generally routine in nature from requiring submission to the County Planning Board for review. Please contact OCPB staff for more information.

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: 8/6/2025

RE: Administrative Review – GSPDC Wall Street Subdivision

RECOMMENDATION: No Position

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

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

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

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

CASE NUMBER: S-25-26

REFERRING BOARD: Syracuse City Planning Commission

DATE RECEIVED: 7/31/25

TYPE OF ACTION: Preliminary Subdivision

APPLICANT: Greater Syracuse Land Bank

LOCATION: 121 and 123 Wall Street

WITHIN 500' OF: Harbor Brook, a county-owned drainage channel, and the Onondaga County Board of Elections facility

TAX ID(s): 109.-06-12.0, 109.-06-13.0

Project Summary:

The applicant is proposing the combination of two parcels into New Lot 65A (0.21 acres) in a Low Density Residential (R2) zoning district. The site is comprised of a single-family residential parcel at 123 Wall Street and the vacant 121 Wall Street. No physical changes to the site are proposed.

The site is located on the west side of the City, surrounded primarily by residential land uses. Nearby commercial uses include an auto service business and plastic parts fabricator. Per the narrative from the Land Bank included with the referral materials, the vacant lot at 121 Wall Street is too small to be developed with new construction.

The site is served by public drinking water and wastewater services and is located in the Metropolitan Wastewater Treatment service area. No changes to the existing infrastructure are proposed. The site is located in the Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area.

Advisory Note(s):

The Onondaga County Planning Board offers municipalities the opportunity to enter into agreement with the Board to fully exempt certain actions which are generally routine in nature from review. Please contact County Planning staff for information.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Zoning Board of Appeals

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

DATE: 7/30/2025

RE: Administrative Review – Shake Shack Area Variances

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>.

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

CASE NUMBER: Z-25-230

REFERRING BOARD: Town of DeWitt Zoning Board of Appeals

DATE RECEIVED: 7/21/2025

TYPE OF ACTION: Area Variance

APPLICANT: 3275 Erie Blvd., DeWitt SRE, LLC

LOCATION: 3275 Erie Boulevard East

WITHIN 500' OF: Erie Boulevard East (NYS Route 5) and Bridge Street (NYS Route 290)

TAX ID(s): 044.-08-08.1

PREVIOUS CASES: Z-24-330, Z-24-102

Project Summary:

The applicant is requesting two area variances for a future Shake Shack located on a 0.8-acre parcel in a Business zoning district in the Town of DeWitt. The site contains a former restaurant building and front parking lot at the corner of Bridge Street and Erie Boulevard East. Access to the site comes from Bridge Street, via an adjacent parcel, and a driveway to Erie Boulevard East, both NYS roads.

The requested variances are to allow 49 parking spaces when 62 are required by Town Code and to allow no landscape buffer along the western parcel boundary whereby 20' is required by Town Code. Per the Land Title Survey Map dated 11/21/19, the existing parking lot boundaries are located along parcel boundaries. No expansion to the parking lot has been proposed.

The Board has previously offered No Position with Comment on site plan and area variance referrals (Z-24-102, Z-24-330) for this proposed Shake Shack. The Board first encouraged the installation of bicycle racks, additional landscaping and screening to lessen the visual impact of the site's parking lot, and

encouraging the extension of sidewalks along Bridge Street. Per recent referrals, proposed improvements include sidewalks along Bridge Street frontage, a bicycle rack, and additional landscaping between the parking lot and road frontages.

Per the Land Survey dated 11/21/19, an Ingress & Egress right-of-way easement occurs on the adjacent parcel providing cross-access via the adjacent plaza. Additionally, a 30'-wide county owned utility easement (a sanitary sewer easement belong to Onondaga County Department of Water Environment Protection) and a Temporary Easement to the Town of DeWitt for construction of water main exist under the parking lot. Per the Site Plan dated 7/1/25, the proposed work, except construction of planting islands, occurs outside of the easements.

Advisory Note(s):

Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Zoning Board of Appeals

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

DATE: 7/30/2025

RE: Administrative Review – Courtyard by Marriott Area Variance

RECOMMENDATION: Modification

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:
<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER:	Z-25-233
REFERRING BOARD:	Town of DeWitt Zoning Board of Appeals
DATE RECEIVED:	7/23/2025
TYPE OF ACTION:	Area Variance
APPLICANT:	Nayan Patel
LOCATION:	6415 Yorktown Circle
WITHIN 500' OF:	NYS Thruway
TAX ID(s):	025.-03-09.0
RELATED CASES:	Z-25-234

Project Summary:

The applicant is proposing changes to an existing Courtyard Marriott hotel on a 4.43-acre parcel in an Industrial zoning district in the Town of DeWitt. The hotel is located on Yorktown Circle, adjacent to the NYS Thruway, surrounded by hotels and commercial uses. The site contains a large hotel building, with parking on two sides and driveway access to Yorktown Circle, a local cul-de-sac road. Cross access to an adjacent hotel occurs at the rear of the site.

Per the referral notice, the applicant is seeking site plan approval for multiple improvements including changes to the roof line of the entrance, “replacing existing wall packs, sconces, and bollard lighting,” the addition of ground lighting by the entrance, and changes to signage.

Signage changes include replacing existing signs to reflect updated branding. One new sign, an 11.8' x 2.5' will be located near the front entrance of the hotel on the façade facing the street access. Signs to be replaced include the monument sign at the site's entrance and wall signs on the northern and western-facing facades.

The applicant is requesting a variance to allow two attached signs in non-conforming locations (facing the NYS Thruway) when Town Code limits sites to one attached sign on the façade where the site has street access.

Per the Land Title Survey dated 8/18/23, there are multiple easements on site including drainage easements along the parcel boundaries, a drainage easement along the western side of the building, a sanitary sewer easement near the street entrance, and an ingress/egress easement along the southern parcel boundary providing road access to the adjacent parcel.

Per GIS mapping, the site may contain state and federal wetlands, occurring in the same location, which appear to be in the northeast corner of the site. A corner portion of the building and internal road may occur within the wetland. The wetland boundaries are not indicated on submitted plans.

Advisory Note(s):

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: Modification

Per the New York State Thruway Authority (NYSTA), all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>. To meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board

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

DATE: 7/30/2025

RE: Administrative Review – Courtyard by Marriott Site Plan

RECOMMENDATION: Modification

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:
<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER:	Z-25-234
REFERRING BOARD:	Town of DeWitt Planning Board
DATE RECEIVED:	7/23/2025
TYPE OF ACTION:	Site Plan
APPLICANT:	Nayan Patel
LOCATION:	6415 Yorktown Circle
WITHIN 500' OF:	NYS Thruway
TAX ID(s):	025.-03-09.0
RELATED CASES:	Z-25-233

Project Summary:

The applicant is proposing changes to an existing Courtyard Marriott hotel on a 4.43-acre parcel in an Industrial zoning district in the Town of DeWitt. The hotel is located on Yorktown Circle, adjacent to the NYS Thruway, surrounded by hotels and commercial uses. The site contains a large hotel building, with parking on two sides and driveway access to Yorktown Circle, a local cul-de-sac road. Cross access to an adjacent hotel occurs at the rear of the site.

Per the referral notice, the applicant is seeking site plan approval for multiple improvements including changes to the roof line of the entrance, “replacing existing wall packs, sconces, and bollard lighting,” the addition of ground lighting by the entrance, and changes to signage.

Signage changes include replacing existing signs to reflect updated branding. One new sign, an 11.8' x 2.5' will be located near the front entrance of the hotel on the façade facing the street access. Signs to be replaced include the monument sign at the site's entrance and wall signs on the northern and western-facing facades.

The applicant is requesting a variance to allow two attached signs in non-conforming locations (facing the NYS Thruway) when Town Code limits sites to one attached sign on the façade where the site has street access.

Per the Land Title Survey dated 8/18/23, there are multiple easements on site including drainage easements along the parcel boundaries, a drainage easement along the western side of the building, a sanitary sewer easement near the street entrance, and an ingress/egress easement along the southern parcel boundary providing road access to the adjacent parcel.

Per GIS mapping, the site may contain state and federal wetlands, occurring in the same location, which appear to be in the northeast corner of the site. A corner portion of the building and internal road may occur within the wetland. The wetland boundaries are not indicated on submitted plans.

Advisory Note(s):

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: Modification

Per the New York State Thruway Authority (NYSTA), all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>. To meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Syracuse City Planning Commission

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

Troy Waffner
Director

DATE: 8/6/2025

RE: Administrative Review – 228 East Hiawatha Boulevard Site Plan review

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-25-238

REFERRING BOARD: City of Syracuse Office of the Zoning Administrator

DATE RECEIVED: 8/01/25

TYPE OF ACTION: Site Plan

APPLICANT: Rudy Schmid / P&D Realty

LOCATION: 228 East Hiawatha Boulevard

WITHIN 500' OF: CNY Regional Market

TAX ID(s): 002.-04-02.3

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

Project Summary:

The applicant is proposing to convert and expand a gravel parking area to asphalt, remove a retaining wall, and add a stormwater dry well at the center of the expanded lot, along the side of an existing commercial building containing the Rudy Schmid Total Car Care auto-repair facility. The EAF notes .22 acres of the 1.57 acre parcel would be disturbed for the project, and would provide parking for 8 cars, an increase of two spaces.

Zoning of the parcel is Mixed-Use Transition (MX-3). The site is located along a prominent corridor on the North side of the City, along Hiawatha Boulevard East. The site abuts commercial uses and is across Hiawatha Boulevard from the CNY Regional Market campus. Campus revitalization efforts are underway to enhance utility, access and visitation at the Market, and roadway changes to improve multi-modal travel in this area are being planned by the City of Syracuse.

The site is served by public drinking water and wastewater services and is located in the Metropolitan Wastewater Treatment service area. No changes to the existing infrastructure are proposed.

Advisory Note(s):

The Onondaga County Planning Board offers municipalities the opportunity to enter into agreement with the Board to fully exempt certain actions which are generally routine in nature from review. Please contact County Planning staff for information.

Recommendation: No Position with Comment

Every municipal review provides the opportunity to improve community appearance and minimize negative impacts. The applicant and City are encouraged to consider incorporating elements to do so at this highly visible site, through screening of parking areas, enhanced sidewalk pathways, and adding landscaping where possible for screening and stormwater management.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: City of Syracuse Office of the Zoning Administrator
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning
DATE: 8/6/2025
RE: Administrative Review – Kitchen Express Site Plan Review
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>.

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

CASE NUMBER:	Z-25-239
REFERRING BOARD:	City of Syracuse of the Zoning Administrator
DATE RECEIVED:	8/1/25
TYPE OF ACTION:	Site Plan
APPLICANT:	Scott Marvin & James M. Owen
LOCATION:	429 East Hiawatha Boulevard
WITHIN 500' OF:	CNY Regional Market (NYS owned), NBT Bank Stadium and a wastewater treatment facility, both county-owned
TAX ID(s):	001.2-02-06.0

Project Summary:

The applicant, Kitchen Express, is proposing facade changes to an existing 6,000 sf single-story commercial property on a 0.745-acre. Per the Exterior Elevations dated 3/21/25, the existing hard surface canopy surrounding the flat roof line will be replaced, and a new building entrance canopy will extend 3'6" from the existing façade on decorative columns, with an 18.75 sf wall sign mounted on the canopy. No changes are proposed to the existing 12-space parking lot.

Zoning of the site is Mixed-Use Transition (MX-3). The site is located along a prominent corridor on the North side of the City, along Hiawatha Boulevard East. The building abuts CNY Regional Market campus. Campus revitalization efforts are underway to enhance utility, aesthetics, access and visitation at the Market, and roadway changes to improve multi-modal travel in this area are being planned by the City of Syracuse. Roadway improvements may involve the right-of-way in this location.

Per the referral notice, the site is served by public drinking water and wastewater services and is in the Metropolitan Wastewater Treatment Plant service area. No changes to the current infrastructure are proposed.

Advisory Note(s):

The Onondaga County Planning Board offers municipalities the opportunity to enter into agreement with the Board to fully exempt certain actions which are generally routine in nature from review. Please contact County Planning staff for information.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Syracuse City Planning Commission

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

Troy Waffner
Director

DATE: 8/6/2025

RE: Administrative Review – 203-233 East Water Street Site Plan Review

RECOMMENDATION: Modification

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-25-240
REFERRING BOARD:	City of Syracuse Office of the Zoning Administrator
DATE RECEIVED:	8/1/2025
TYPE OF ACTION:	Site Plan
APPLICANT:	Michael P. Wicker & Thoi Trang
LOCATION:	203-233 East Water Street
WITHIN 500' OF:	Erie Canal Museum, Interstates 81 and 690
TAX ID(s):	103.-16-06.1

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

Project Summary:

The applicant is proposing to establish a coffee and sandwich shop in a vacant commercial tenant space on a 0.2265-acre parcel in a Central Business (MX-5) zoning district in Downtown Syracuse. The site is comprised of a 4-story mixed-use building with frontage on both East Water Street and Erie Boulevard East, which has been recently renovated for 12 upper floor apartments and first floor retail. No physical changes to the site exterior are currently proposed.

Floor plans show 920 sf of seating area with seating for approximately 16 diners, with counter service. Building access occurs from both E Water Street and Erie Boulevard. On-street parking is available throughout Downtown Syracuse.

Nearby land uses include several restaurants, offices, apartments and government uses including City Hall. The site is listed on the national or state registry of historic properties and a portion of the site is located within a city of Syracuse Historic Preservation District.

The site is served by public drinking water and wastewater services and is located in the Metropolitan Wastewater Treatment service area. No changes to the existing infrastructure are proposed.

Advisory Note(s):

The project may require review by the Syracuse Landmark Preservation Board.

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Recommendation: Modification

The Onondaga County Department of Water Environment Protection (OCDWEP) requires the applicant to contact the Plumbing Control Division (315-35-6614) to discuss any code requirements for restaurant use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements.