



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

September 03, 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
Renee Dellas
Craig Dennis
Don Radke

STAFF PRESENT

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

GUESTS PRESENT

Terrence Nolan
Ryan Abruzzo

II. CALL TO ORDER

The meeting was called to order at 11:07 AM on September 03, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from August 13, 2025 were submitted for approval. Craig Dennis made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-25-29	TEIbPB	<i>Modification</i>	S-25-30	CSyrPB	<i>No Position</i>
S-25-31	CSyrPB	<i>No Position With Comment</i>	Z-25-249	TSalZBA	<i>Modification</i>
Z-25-251	TGedZBA	<i>Modification</i>	Z-25-252	TClaTB	<i>No Position With Comment</i>
Z-25-253	TTulTB	<i>No Position With Comment</i>	Z-25-254	TTulTB	<i>No Position With Comment</i>
Z-25-255	TEIbPB	<i>Modification</i>	Z-25-256	TEIbZBA	<i>Modification</i>
Z-25-257	TDewPB	<i>No Position</i>	Z-25-258	TDewPB	<i>No Position</i>
Z-25-259	TGedZBA	<i>Modification</i>	Z-25-260	TVanPB	<i>Modification</i>
Z-25-261	TVanZBA	<i>Modification</i>	Z-25-262	TSalTB	<i>No Position</i>
Z-25-263	TVanPB	<i>No Position With Comment</i>	Z-25-264	TVanZBA	<i>No Position With Comment</i>
Z-25-265	TOnoZBA	<i>Modification</i>	Z-25-266	VTulVB	<i>No Position With Comment</i>
Z-25-267	TCicPB	<i>Modification</i>	Z-25-268	CSyrPB	<i>No Position</i>
Z-25-269	CSyrPB	<i>No Position</i>	Z-25-271	CSyrPB	<i>No Position</i>
Z-25-273	CSyrPB	<i>No Position With Comment</i>	Z-25-274	CSyrPB	<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: September 03, 2025

OCPB Case # S-25-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Elbridge Planning Board at the request of Grayfield Properties for the property located at 1100 Old Route 31; 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 Old Route 31 (Route 84), Laird Road (Route 135) and Plainville Road (Route 32), all county highways, the municipal boundary between the Town of Elbridge and the Town of Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 15.15-acre parcel into 5 new lots in a Rural Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing Z-25-256, an area variance needed for parcels being located on an existing private road and there being no road frontage; and
- WHEREAS, the Board has seen this case twice; in 2017 (S-17-96) the applicant proposed a similar subdivision of one parcel into 5 lots and the Board offered No Position With Comment; comments addressed lot access, urging the Town to consider the long-term impacts of subdivisions in areas with high amounts of active agricultural land, water availability and service options, and septic approval; in 2020 (Z-20-270), the applicant proposed various zone changes on 12 parcels and the Board offered No Position With Comment; comments included advising the Town to provide a rational basis for zone changes involving individual parcels, discouraging the creation of non-conforming lots and downzoning, encouraging the Town to consider opportunities to conserve lands along the Seneca River, and encouraging the Town to consider potential conflicts between residential land uses and large-scale farming operations; and
- WHEREAS, the site, located in a rural area in the Town of Elbridge just south of the Seneca River, consists of a single tax parcel 024.-02-10.1 (15.5 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31, North McDonald Road, a local road, and Laird Road, a county road; surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; no agricultural data statement was included in the referral; and
- WHEREAS, the southern portion of the parcel contains an existing barn structure near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is access to the barn on Old Route 31; along the eastern property line, there is a private road that leads toward the northern end of the parcel, this private road then makes a turn toward across the north portion of the parcel; in the northern portion of the parcel, there are 3 existing houses; the remainder of the parcel appears to be agricultural land; and

- WHEREAS, the applicant is proposing to subdivide one 15.5-acre parcel into 5 parcels; each of the existing 3 homes would be on their own parcel; there would be a fourth lot created next to the existing 3 homes, as a future residential building lot; each lot would be 30,000 sf; the remainder of the site would remain unchanged; the gravel driveway would be extended to allow for emergency vehicle access; and
- WHEREAS, GIS mapping shows the site may contain a small area of federal wetlands at the northwestern corner of the site; the potential federal wetland area does not appear to encroach on any of the existing structures;
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, . per the EAF dated 8/19/2025, the northern portion of the site is located in the FEMA 100 year floodplain and in close proximity to existing houses;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is not served by public drinking water or wastewater treatment plant;
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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
ADVISORY NOTE: 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 Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision. The Onondaga

County Health Department must accept/approve all existing and proposed septic lots less than 5 acres.

2.) The municipality must ensure appropriate legal access agreements are in place and filed with individual deeds for any shared private roads, and that maintenance and responsibilities are clearly defined among all users.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # S-25-30

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 Ashoke Bose for the property located at 2956, 2960 & 2964 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and

WHEREAS, the applicant is proposing to combine three parcels into one new lot, Lot 171A (0.372 acres), to allow for the construction of a greenhouse manufacturing building in a Neighborhood Center (MX-2) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan review application (Z-25-268) to establish a "Manufacturing, General" land use to construct a 50' X 50' greenhouse manufacturing facility on 0.372 acres in a Neighborhood Center zoning district and a preliminary subdivision review (S-25-30) to combine three parcels into one new lot, Lot 171A (0.372 acres), in a Neighborhood Center (MX-2) zoning district; and

WHEREAS, per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and

WHEREAS, per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and

WHEREAS, per the referral notice, the site has nearby access to City of Syracuse public drinking water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and

WHEREAS, the site has nearby access to public sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections;

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

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

E-mail Address: countyplanning@ongov.net

applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and

WHEREAS, per EAF Mapper, the site may contain the Northern long-eared bat which has been listed by the state or federal government as a threatened or endangered species;

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, per EAF Mapper, the site may Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species;

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 at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, 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 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 Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # S-25-31

- 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 1.27 acre lot into two lots to construct two 5 Megawatts Battery Energy Storage Systems (BESS) in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan application (Z-25-273) and special use permit application (Z-25-274) 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 Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; 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, for which the applicant is proposing the establishment of an access and utility

access easement on Proposed Lots 1 and 2; 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 single-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, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; 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

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

The City is encouraged to conduct a careful review of submitted safety plans to assess the risks posed by the proposed use, and consider enacting regulations for review of battery energy storage systems. 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 Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-249

- 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 Sheila Weed - Architect / Group 1 Design for the property located at 806 Old Liverpool 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 Old Liverpool Road (Route 137), a county highway; and
- WHEREAS, the applicant is proposing to establish a popcorn manufacturing facility in a former dog day care center, and make minor improvements to the sidewalk and entry on a 0.495-acre parcel in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board previously took No Position on a zone change (Z-25-150) from Office and Light Industrial Park (O-2) to Highway Commercial (C-2) to allow for light food manufacturing and a small retail space; and
- WHEREAS, the site is in an area characterized by commercial uses along Old Liverpool Road; businesses in the immediate vicinity of the site include Service Van Equipment, Jreck Subs, Liverpool Mirror and Glass and Monro Auto Service and Tire Centers; a residential neighborhood is located adjacent to the site across Old Liverpool Road that is characterized by single-family houses; and
- WHEREAS, the parcel contains a one-story concrete block building with vinyl and wood stockade fencing in the rear yard; the survey shows asphalt paving in the front yard; per aerial imagery the site contains a paved parking lot in the front yard with an approximately 66-foot wide driveway with access to Old Liverpool Road, county road; parking is parallel to and right up to the right-of-way; the driveway appears to extend beyond the property line onto the adjoining property; and
- ADVISORY NOTE: Any existing or proposed driveways onto Old Liverpool Road must meet the requirements of the Onondaga County Department of Transportation, and obtain highway work permits for any work within the County right-of-way; and
- WHEREAS, the applicant is proposing a change of occupancy from a doggy daycare to a popcorn manufacturer with a space for retail sales; site plans dated 8/6/2025 show construction of two storage areas, a popcorn and food prep area, a community classroom, two offices, two bathrooms, and a sales floor; and
- WHEREAS, no changes to the existing parking lot or access to the site are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, per the referral notice, the site is served by public drinking water and public

sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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; and

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, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; there are no sidewalks present at the site; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Old Liverpool Road has public transit service and bus stops are located adjacent to the site with a stop located at the corner of Old Liverpool Road and Hiram Avenue; and

WHEREAS, the site or the neighboring vicinity may contain the Straight-leaved pondweed, Indiana bat, or the Bald eagle which has been listed by the state or federal government as a threatened or endangered species (per EAF Mapper); and

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

WHEREAS, the project is within 2,000 feet of a site ID: 734030 and Site ID:V00501 in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 contact the Department for review and coordination of Old Liverpool Road access plans. 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 applicant is advised that no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.

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 municipality must ensure that legal access agreements are in place and filed with individual deeds for any encroachments onto adjacent parcels, and that maintenance and responsibilities are clearly defined among all users.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-251

- 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 Geddes Zoning Board of Appeals at the request of Response Advertising, LLC for the property located at 3511 John Glenn Boulevard; 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 John Glenn Boulevard (Route 81), a county highway, State Fair Boulevard (Route 48) and Interstate Route 690, both state highways, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is requesting several area variances related to the construction of a digital billboard on a 5.35-acre parcel in an Industrial A zoning district with the I-690 Billboard Overlay; and
- WHEREAS, the Board recently recommended Modification of a zone change referral (Z-24-264) to apply to the Billboard Overlay zoning designation to the site, advising the applicant would be required to coordinate with the New York State Department of Transportation (NYSDOT) regarding the billboard use of an existing sign; the Board previously held No Position on a zone change referral (Z-21-266) to apply the Billboard Overlay District to nearby parcels; and
- WHEREAS, the site is located in a commercial and industrial area, adjacent to Interstate 690 and the intersections of State Fair Boulevard with Farrell Road and John Glenn Boulevard; nearby businesses include Wattam's Auto Garage, a Quality Inn & Suites, Tri Tank Corporation, a food distribution warehouse, and Americold Logistics Syracuse; and
- WHEREAS, the site is comprised of a recently combined, mostly vacant parcel; a wooded area covers the southern and eastern parcel boundaries; a portion of a parking lot for the Quality Inn & Suites is located on the northern section of the site; an existing billboard is located on the southwest parcel boundary; and
- WHEREAS, the applicant is proposing moving the existing sign to southeast corner of the site and establish it as an off-premises sign/ billboard; the applicant is requesting three variances to allow the billboard in the proposed location: 1) to allow the billboard to have a 13' front yard setback where 40' is required by Town Code, 2) to allow the digital billboard to be less than 2,000' from an existing billboard located at 3606 John Glenn Boulevard, and 3) to allow more than three billboards to be located per linear mile within the Overlay district; per the Billboard Locations Site Plan dated 7/2025, the proposed sign will be located less than 1,000' from two signs located along John Glenn Boulevard and five existing billboards are located within one mile of the proposed billboard location; per the referral materials, the proposed digital billboard will be two-sided, 55' high, and mounted on a monopole; the dimensions of the

faces of the proposed sign were not detailed in the referral materials;
ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

- WHEREAS, per the Town's zoning code, the Overlay District is intended to "establish size, location and operating standards and regulations for billboards, including addressing those utilizing these newer technologies, in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions"; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes to the existing infrastructure are proposed; and
- WHEREAS, per GIS mapping, no jurisdictional wetlands are present onsite; a Wetland and Waterway Delineation Report prepared by C&S Companies dated 7/9/25 was included with the referral materials; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734055) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, Bald eagle, and the Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

The applicant is required to coordinate with the New York State Department of Transportation and obtain the necessary approvals for billboard use of this sign. The Town must ensure any mitigation as may be determined by the Department is reflected on the plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-252

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of J. Alberici & Sons, Inc. (Hinerwadels) for the property located at 5300 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a zone change on four parcels totaling 29.1 acres from Limited Use / Restaurants (LuC-2) and One-Family Residential (R-10) zoning districts to Office (O-2) and One Family Residential (R-7.5) zoning districts to allow for residential and commercial development; and
- WHEREAS, the Board previously offered No Position With Comment on a zone change referral (Z-21-114) for the location; the applicant was advised to coordinate with the Onondaga County Department of Transportation regarding access plans for West Taft Road, and submission of a traffic study for build-out, Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department; the municipality was advised that any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection; as part of this referral, the Board reviewed a Concept Plan dated December 4, 2020 illustrating potential future commercial and residential development, the residential use was to include (32) two-family units and (34) multi-family units; the Board encouraged the applicant to incorporate an internal street network throughout the entire site that situates buildings closer to the street front, focuses on small blocks with pedestrian-scale design elements, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees throughout the entire site to promote walkability and people-oriented design; and
- WHEREAS, the four parcels are primarily vacant land with some tree coverage and a vacant commercial building, formerly the Hinerwadels' facility, fronting on West Taft Road; surrounding lands uses are primarily residential, with commercial land uses along portions of West Taft Road and intense retail along nearby NYS Route 11; and
- WHEREAS, per the referral, the applicant is requesting to change the zoning designation for the site from One-Family Residential (R-10) and Limited Use District for Restaurants (LuC-2) to Office (O-2) and One Family Residential (R-7.5) to allow for the creation of an unspecified number of residential lots and two commercial lots; per Town Code, the O-2 district is intended to "preserve the existing residential quality along portions of major roads within the Town;" its

purpose is to respect the character of the surrounding community while permitting alternative and compatible office development on sites that are not suitable for residential use; per the Town Code, the R-7.5 District is intended to “preserve existing high-density, single-family uses and supportive nonresidential development in areas served by both public water and sewers;” and

WHEREAS, per a letter dated August 8, 2025, the applicant is seeking a zone change to O-2 and R-7.5 to allow for the construction of a daycare center and a low-intensity office building near the West Taft Road frontage, and residential on remaining lands; the applicant notes the R-7.5 zoning is intended to allow for the sale of lots for single-family residences; and

WHEREAS, zoning of lands surrounding the parcel are generally compatible with the proposed zoning; neighborhood residential lots within this area of Clay are interspersed with R-10 and R-7.5 zoning, and a mix of zoning occurs along West Taft Road; adjacent residential lots typically measure 10,000 sf; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/1/25, 29 acres of the site will be disturbed by the proposed project;

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

WHEREAS, per the EAF, the site has access to public drinking water, and anticipated drinking water demand and wastewater generation are each estimated at 35,000 gallons per day; infrastructure extensions will be necessary to serve future residential and commercial development;

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

WHEREAS, the site has access to public wastewater infrastructure, and is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, in an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, anticipated drinking water demand and wastewater generation are each estimated at 35,000 gallons per day and extensions will be necessary to serve future residential and commercial development;

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

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

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 holds No Position regarding the proposed zone change. The Board offers the following comments for the next phase of development review:

1.) The applicant must continue coordinating with the Onondaga County Department of Transportation regarding plans for development, and notes the following:

- The applicant must submit a traffic study for full buildout to the Department, the scope of which should be determined by the Department and include additional information regarding potential commercial tenants.
- A copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan will also be required as part of the Department's review.
- The applicant is advised that a traffic signal and any other mitigation, including but not limited to right-of-way acquisition, drainage modifications, curb, sidewalks, utility relocations, corridor signal improvements, and striping, as may be determined by the Department, will be the responsibility of the developer/owner.
- Access to West Taft Road will likely be restricted to only one access point, for better access management along this heavily traveled roadway. Per the Department, driveways with a divided entrance/exit will not be permitted in this location.

2.) Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection.

3.) 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 (WEP) for review. The applicant is advised to coordinate with WEP early in the planning process regarding these requirements.

4.) To integrate the project within the surrounding area and create a more people-oriented, walkable environment, the Board encourages the applicant to incorporate an internal street network throughout the entire site that situates buildings closer to the street front, focuses on small blocks with pedestrian-scale design elements, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees throughout the entire site, and provides more cohesion between the proposed commercial and residential uses. Vehicle or pedestrian cross-connections to the adjacent Tops shopping plaza, Wally Road, and Maple Lane are also encouraged.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-253

- 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 Tully Town Board at the request of Town of Tully 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 Number 3 of 2025 to amend the Town Code of the Town of Tully by creating a new Section 280-11.5 to establish Large Wind Energy Conversion Overlay Districts; and
- WHEREAS, the Board is concurrently reviewing a proposed local law (Z-25-254) to amend the Town Code by creating a new Section 280-11.6 to establish special use criteria and site plan review for Large Wind Energy Conversion Systems; and
- WHEREAS, the Town Board of the Town of Tully is considering Local Law No. 3 of 2025, (Large Wind Energy Conversion Overlay Districts law of 2025); per the local law, the Large Wind Energy Conversion Overlay Districts Law of 2025 is intended to regulate the development of large wind conversion projects and related structures within the Town of Tully to ensure that such projects are sited in a manner and location as to enhance the quality of life in the Town of Tully in compliance with its codes and consistency with its Comprehensive Plan; and
- WHEREAS, the proposed law establishes a special permit requirement necessitating the establishment a Large Wind Energy Conversion Overlay District for the siting of such systems; and
- WHEREAS, the proposed law codifies the findings of the Town Board that the generation of clean-renewable electricity by properly sited wind turbines provides opportunities for the generation of clean energy and reduction of dependence on hydrocarbons; the Town recognizes that the regulation of the siting and installation of wind turbines is necessary for the purposes of protecting health, safety, public welfare and the environment; the Town recognizes the significance of concerns related to wind energy including aesthetic impacts, lighting, noise and traffic impacts; and
- WHEREAS, Section C of the proposed law defines key terms; notably, the law defines a Large Wind Energy Conversion System as “one or more towers, poles or other structures, whether attached to a building or freestanding, designed to be used for the support of a rotor that consists of blades and hub, as well as a nacelle and generator for the purpose of producing electricity intended to provide wholesale electricity production for delivery to local and or regional transmission networks;” the law defines a Large Wind Energy Conversion Overlay District Zone as “a district which encompasses part or parts of one or more underlying districts and that establishes requirements for the siting of large commercial wind energy conversion systems;” and

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- WHEREAS, the proposed law establishes an application procedure requiring application materials be submitted to the Town Codes Officer; the materials will be reviewed by the Town Planning Board; per the proposed law, the application will also be referred, as required, to the Onondaga County Planning Board for their review; and
- WHEREAS, the local law establishes a timeline for review of proposed wind energy conversion systems and states that if deemed appropriate by the Codes Officer the Town may retain a consultant, to be paid for by the applicant, to review the submitted materials, the Planning Board shall then complete its review of the application within 45 days unless it is deemed appropriate for a public hearing and then within 60 days of the receipt of the application material; within 45 days of receipt of the Planning Board recommendation, the Town Board will conduct a public hearing and notify the applicant of the decision within 30 days of completion of the public hearing; the law establishes that the timeline for review is subject to reasonable modification by the Town Board; and
- WHEREAS, the law identifies requirements for an application to establish a Large Commercial Wind Conversion Overlay District to include a description of the project, including the number of large commercial wind turbines, their height, make and decibel data, a detailed construction plan, a decommissioning and site restoration plan, an emergency response plan, a landscaping plan, and a proposed site plan; the law requires the submission of several studies as part of the application process to be prepared by a qualified person as paid for by the applicant and approved by the Town Board or Codes Officer; required studies include an analysis detailing the agricultural mitigation, a wildlife impact analysis, a cultural resources analysis, an electromagnetic interference analysis, a fiscal and economic impact analysis, a geotechnical impact analysis, and a land use and water impacts analysis; and
- WHEREAS, the local law deems applications for wind energy conversion systems as Type I projects under the State Environmental Quality Review Act; and
- WHEREAS, the law establishes requirements for public hearings including notification of all properties owners within 2 miles of the boundaries of the proposed wind energy overlay district via first-class mail; 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 Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-254

- 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 Tully Town Board at the request of Town of Tully 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 Number 4 of 2025 to amend the Town Code of the Town of Tully by creating a new Section 280-11.6 to establish special use criteria and site plan review for Large Wind Energy Conversion Systems; and
- WHEREAS, the Board is concurrently reviewing a proposed local law (Z-25-253) to amend the Town Code of the Town of Tully by creating a new Section 280-11.5 to establish Large Wind Energy Conversion Overlay Districts; and;
- WHEREAS, the Town Board of the Town of Tully is considering Local Law No. 4 of 2025, (Large Wind Energy Conversion Systems Law of 2025); per the Town Board, the Large Wind Energy Conversion Systems Law of 2025 is intended to regulate the development of large wind conversion projects and related structures within the Town of Tully to ensure that such projects are sited in a manner and location so as to enhance the quality of life in the Town of Tully, are in compliance with its codes and are consistent with its Comprehensive Plan; and
- WHEREAS, the proposed law codifies the findings of the Town Board that the generation of clean-renewable electricity by properly-sited wind turbines provide opportunities for the generation of clean energy and reduction of dependence on hydrocarbons; the Town Board recognizes that the regulation of the siting and installation of wind turbines is necessary for the purposes of protecting health, safety, public welfare and the environment; the Board recognizes the significance of concerns related to wind energy including aesthetic impacts and environmental impacts; the finding statement notes that Tully is a largely rural community with few tall structures; and
- WHEREAS, the law states that Large Wind Energy Conversion Systems are permitted within a Wind Energy Conversion Overlay District; these systems are not permitted within R-1, R-2, R-3, and B-1 Districts as established in the Town of Tully Zoning Laws; these systems are only permitted after the authorization of the Town Board of the establishment of a Large Wind Energy Conversion Overlay District; and
- WHEREAS, the proposed law defines key terms; a Large Wind Energy Conversion System as “one or more towers, poles or other structures, whether attached to a building or freestanding, designed to be used for the support of a rotor that consists of blades and hub, as well as a nacelle and generator for the purpose of producing electricity intended to provide wholesale electricity production for

delivery to local and or regional transmission networks;" the law defines a Large Wind Energy Conversion Overlay District Zone is "A district which encompasses part or parts of one or more underlying districts and that establishes requirements for the siting of large commercial wind energy conversion systems;" the definitions section of the proposed law also provides several relevant definitions relating to the establishment and operation of Large Wind Energy Conversion System relating to noise level, height, shadow flicker, blade glint and other issues; the law defines night time as the hours between 7pm and 7 am; and

WHEREAS, the proposed law establishes an application procedure for site plan and special use permit application review following the establishment of a Large Wind Energy Conversion System Overlay District; the law requires that all applications for Large Wind Energy Conversion Systems be deemed Type I for the purposes of SEQRA review and necessitate the Town Board hold at least one public hearing during the review process; and

WHEREAS, the proposed law establishes requirements for special use permit and site plan reviews; applications will require the inclusion of a description of the project including the number of large commercial wind turbines, data relating to safety and stability of proposed towers, a construction plan, decommissioning and site restoration plan, an emergency response plan, an engineering report, a copy of the Federal Aviation Administration (FAA) notification, proof of insurance, a landscaping plan, any NYSEDA findings stating that the site is feasible for such systems, a site plan and drawings, a fire protection plan, a transportation plan, and an operations and maintenance plan; and

WHEREAS, the proposed law establishes several standards for the operation of Large Wind Energy Conversion Systems; the law prohibits advertising on any part of a Large Wind Energy Conversion System and limits the coloring of such systems to white, beige, off-white, gray or another non-reflective, unobtrusive color unless mandated otherwise by the FAA; the law requires appropriate landscaping to screen accessory structures; the law prohibits violation of the Endangered Species Act or NYS endangered species regulations and requires that impacts to wildlife and ecosystems be minimized to the maximum extent feasible; the law prohibits deforestation of forested lands for the purpose of constructing Large Wind Energy Conversion System; the law requires mitigation of potential interference with electromagnetic communications, radio signals, microwave and television signals; and

WHEREAS, the proposed law establishes standards for lighting, requiring that Large Wind Energy Conversion System comply with all applicable FAA standards for traffic warning lights; the law limits artificial lighting allowed on such systems to those required by the FAA or other air safety authority, minimal security lighting is permitted; The law establishes noise requirements, such systems shall not increase the existing background sound levels by more than six A-weighted decibels (dBA); the law also establishes several safety standards including fencing requirements and a minimum distance from the ground to the rotor blade tip of no less than 50 feet; the law also establishes standards for the abatement, decommissioning and site restoration of sites used for wind energy systems; and

WHEREAS, the proposed law establishes operations requirements requiring that the owner submit an annual report on operations and maintenance to the Town, the law requires that all Large Wind Energy Conversion Systems be inspected annually for structural and operational integrity by a registered design

professional; the law notes that Town has the right to enter the lot of record containing a large wind energy system at any reasonable time to inspect the system; and

WHEREAS, per the proposed law, any construction on agricultural land shall be conducted according to the NYSDAM's "Guidelines for Agricultural Mitigation for Wind Power Projects;" the law requires that impacts to agriculture be minimized to the maximum extent practicable; per the law, systems use of land within a project area is limited 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 law establishes a requirement that the applicant enter into a Host Community Benefit Agreement with the Town with terms sufficient to offset or mitigate the adverse impacts of any large wind energy system; the law establishes a professional services escrow requirement to enable the Town to retain a Designated Engineer (TDE) and retain consultants that may be required to assist in the evaluation of applications; the law establishes a requirement that applications for large wind energy systems be accompanied by a payment of forty-thousand-dollars (\$40,000.00); 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 Renee Dellas and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-255

- 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 Elbridge Planning Board at the request of Belden Properties, LLC for the property located at 1134 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 16,200 sf 10-bay warehouse on a 4.4-acre parcel in a Business (B-1) zoning district; and
- WHEREAS, the area surrounding the site has various retail stores and personal service establishments, including; Dimitris Pizzeria, Dollar General, FedEx, McLaughlin's Tire Services, Peaceful Living Home Sales, Local/All Storage, Rolling Hills Trailer Park, and agricultural land; there is also a cemetery located approximately 869 feet from the site; and
- WHEREAS, the site is a vacant rectangular parcel; located approximately ¼ mile from the Village of Elbridge boundary; per aerial imagery, the northern portion of the site has been cleared, while the southern portion still has some trees; there is a fire hydrant located directly next to the site's driveway on State Route 5; and
- WHEREAS, the applicant is proposing to construct a 16,200 sf warehouse with 10 bays along the front of the parcel to accommodate small contractors by providing storage space for items such as business vehicles and related construction equipment; there will also be a 270'x20' concrete apron facing State Route 5; a gravel parking area will surround the concrete apron, site plans did not show how many parking spaces will be created; the western side of the proposed building will be an office space; the front yard setback is 75' and the rear yard setback is 374'; no height of the building was given; and
- WHEREAS, per the referral notice, the nearby lands contain active farmland and enrolled in Agricultural District #3, the site is adjacent to significant lands protected from development through an agricultural conservation easement; an Agricultural Data Statement was included with referral materials; and
- WHEREAS, per aerial imagery, the site currently has access from NY State Route 5; the existing driveway is much wider than NYSDOT allows, and site plans dated 7/28/2025 show that the applicant plans on narrowing the existing driveway to comply with NYSDOT regulations; no parking plans were included in referral materials;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Route 5 must meet Department requirements; and
- WHEREAS, per the referral notice, the property will be graded away from the proposed

structure, utilizing the natural slope at the rear to direct stormwater runoff toward a proposed detention pond via a drainage pipe; per the EAF 1.7 acres of the site will be disturbed by the proposed work;

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

WHEREAS, the site has existing access to public drinking water along Route 5; the site plan shows that the applicant is proposing to add a septic system on the site; the septic system would be located toward the rear of the parcel; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located near the "Squire M. Brown Stone Barn" which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

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 Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the site plan review.
2. The New York State Department of Transportation requires the applicant to submit NYS Route 5 access plans and a lighting plan to the Department for review and permitting. The Department notes that all access must be brought to current minor commercial standards and any work within the right-of-way will require a Highway 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.

The Board also offers the following comment:

This site abuts lands protected in perpetuity as active agricultural lands through an agricultural conservation easement program. As such, the municipality is encouraged to ensure compatibility of the proposed development with, and minimize any potential impacts to, agricultural operations as part of the current development review.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-256

- 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 Elbridge Zoning Board of Appeals at the request of Grayfield Properties for the property located at 1100 Old 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 Old Route 31 (Route 84), Laird Road (Route 135) and Plainville Road (Route 32), all county highways, the municipal boundary between the Town of Elbridge and the Town of Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to allow a 5-lot subdivision on a private road, on 15.5 acres in a Rural Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing S-25-29, a subdivision referral for the site to create 5 parcels; and
- WHEREAS, the Board has seen this case twice; in 2017 (S-17-96) the applicant proposed a similar subdivision of one parcel into 5 lots and the Board offered No Position With Comment; comments addressed lot access, urging the Town to consider the long-term impacts of subdivisions in areas with high amounts of active agricultural land, water availability and service options, and septic approval; in 2020 (Z-20-270), the applicant proposed various zone changes on 12 parcels and the Board offered No Position With Comment; comments included advising the Town to provide a rational basis for zone changes involving individual parcels, discouraging the creation of non-conforming lots and downzoning, encouraging the Town to consider opportunities to conserve lands along the Seneca River, and encouraging the Town to consider potential conflicts between residential land uses and large-scale farming operations; and
- WHEREAS, the site, located in a rural area in the Town of Elbridge just south of the Seneca River, consists of a single tax parcel 024.-02-10.1 (15.5 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31 (a county road), North McDonald Road, a local road, and Laird Road, a county road; surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; no agricultural data statement was included in the referral; and
- WHEREAS, the southern portion of the parcel contains an existing barn structure near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is access to the barn on Old Route 31; along the eastern property line, there is a private road that leads toward the northern end of the parcel, this private road then makes a turn across the north portion of the parcel; in the northern portion of the parcel, there are 3 existing houses; the remainder of the parcel appears to be agricultural land; and
- WHEREAS, the applicant is proposing to subdivide one 15.5-acre parcel into 5 parcels;

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each of the existing 3 homes would be on their own parcel; there would be a fourth lot created next to the existing 3 homes, as a future residential building lot; each lot would be 30,000 sf; the remainder of the site would remain unchanged; the gravel driveway would be extended to allow for emergency vehicle access; and

WHEREAS, GIS mapping shows the site may contain a small area of federal wetlands at the northwestern corner of the site; the potential federal wetland area does not appear to encroach on any of the existing structures;
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, per the EAF dated 8/19/2025, the northern portion of the site is located in the FEMA 100-year floodplain and in close proximity to existing houses;
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, existing homes have access to public drinking water service; the site is located outside of the Onondaga County Sanitary District, and existing homes utilize individual septic systems, which appear will be contained within new parcel boundaries;
ADVISORY NOTE: For any proposed new service, 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
ADVISORY NOTE: 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 Health Department's Bureau of Public Health

Engineering must accept or approve an individual sewage disposal plan for all existing and proposed lots less than 5 acres, prior to Department endorsement of the subdivision.

2.) The municipality must ensure appropriate legal access agreements are in place and filed with individual deeds for any shared private roads, and that maintenance and responsibilities are clearly defined among all users.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-257

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Nicholas Beiter for the property located at 6690 Hammersmith Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road (Route 251), a county highway; and
- WHEREAS, the applicant is proposing to relocate and reconfigure a parking lot on a 1.2-acre parcel in a High-Tech zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-20-334) for a parking lot expansion with associated site improvements on this site; and
- WHEREAS, the site is zoned High-Tech, with various businesses surrounding; the site is north of the intersection of Fly Road and Kirkville Road, both County-owned, and directly at the intersection of Fly Road and Hammersmith Drive, a local road; the former Bishop Grimes school is located south of the site; there is a single-family neighborhood to the west of the site; directly north across Hammersmith Drive, construction work currently taking place on a new high-tech manufacturing facility (TTM Technologies); and
- WHEREAS, the site currently houses a tax preparation service in an existing frame building, and an existing asphalt parking lot on the western portion of the site that is approximately 13,300 sf; a low area on the side of the parking lot between Hammersmith Drive and the parking lot is retained because of an existing French drain that extends around half of the building, starting at the left front corner of the building, and depositing water in the low area; and
- WHEREAS, the applicant is proposing to reduce the existing parking lot footprint by approximately 350 sf (12,950 sf) and shift the parking lot 13' away from an adjacent drainage easement and marsh area to elevate the parking lot to fix a "water degradation and safety issue"; these changes would involve repaving and the planting of 15 native shrubs at the back of the site behind the parking lot to help mitigate water buildup; work also includes the removal of a drain pipe from the low area where French drain water is deposited; and
- WHEREAS, the site currently has access from Hammersmith Drive, a local road; no changes to access are being proposed at this time; site plans (which are not dated) show that the proposed restructured parking lot will have the same number of parking spots (29); and
- WHEREAS, per site plans, there is a 20-foot wide drainage easement (easement holder not indicated) running along the southern property line, and a 12-foot wide sanitary sewer easement for a Town-owned gravity sewer running along the northern property line; at the front of the site facing Hammersmith Drive, there is a Niagara Mohawk Power Corp. and New York Telephone Co.

easement; and

WHEREAS, per the EAF dated 7/25/2025, 0.4 acres of the site will be disturbed by the proposed work; stormwater will flow across the parking lot to the established existing drainage system / easement; and

WHEREAS, per the EAF, a portion of the site, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency; GIS informational wetland mapping indicates that a portion of the site along the southern property boundary, may contain state wetlands and/or the 100-foot state wetland buffer, which appears may be in the vicinity of the project area; per the referral notice, a joint application has been submitted to the NYS DEC and U.S. Army Corp of Engineers, and review is underway; and
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; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the EAF states that the site of the proposed action contains the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species;
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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-258

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Joseph Piraino for the property located at 104 Jamesville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road (Route 7), a county highway, and East Genesee Street (Route 92), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing office building into six two-bedroom apartments on a 0.32-acre parcel in a Business Transitional zoning district; and
- WHEREAS, the site is located along Jamesville Road; a mix of land uses surrounds the site, including a small apartment complex, a commercial plaza, a former Tops Market, the Dewittshire neighborhood of single-family homes, and the Moses-DeWitt Elementary School; and
- WHEREAS, aerial imagery dated May 2024 shows an approximately 3-story office building with a 1,850 sf footprint, an existing parking lot, and existing sidewalks along Jamesville Road, a county-owned road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Jamesville Road must meet Department requirements; and
- WHEREAS, per the Dewittshire Building Renovation Plan, dated 7/30/2025, the existing office building will be converted into a 6-unit apartment building; the site will contain a parking lot with 20 parking spaces at the rear of the building and an accessible parking space to be located at the front of the building; the plan shows that existing sidewalk along Jamesville Road will remain and new landscaping will be installed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and the applicant does not note any change in use; and
- WHEREAS, the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow and the applicant does not note any change in use;
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

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now be found online at
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, sidewalks exist along Jamesville Road and the building renovation plan provided by the applicant indicated that sidewalks will be maintained along the Jamesville Road frontage; and

WHEREAS, the site may contain the Indiana bat and/or 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); and
ADVISORY NOTE: Given that the site may contain the federally and state endangered least bittern or its associated habitat, the applicant is encourage to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species; and

WHEREAS, 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;
ADVISORY NOTE: Projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the NYS Historic Preservation 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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-259

- 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 Geddes Zoning Board of Appeals at the request of Yaroslav Chuvik for the property located at 114 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of State Fair Boulevard (Route 48) and John Glenn Boulevard (Route 81), both county highways, Interstate Route 690, a state highway, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is requesting a special permit to allow a motor vehicle service and repair use on a 0.73-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, the site is located in an Industrial A: General Industrial Zone district; the area surrounding the site has various autobody service businesses, including a repair shop located directly next to the site, hotels, Christ Community Methodist Church, and a Superior Plus Propane; there are no sidewalks along this portion of State Fair Boulevard; and
- WHEREAS, the site is currently vacant and does not appear to have been cleared; it is filled with shrubbery and trees; and
- WHEREAS, the applicant is proposing a special use permit to allow for the site to be used as a minor service, repair, and storage facility for vehicles; per the submitted site plan dated 7/25/2025, a 1,320 sf building will be constructed with a 6' sliding chain link fence (manual operation) at the front, and a 6' stockade fence surrounding the rest of the building and proposed gravel yard; site plans show a snow storage area at the southeastern corner; and
- WHEREAS, the site plan shows a gravel driveway to be constructed with access from State Fair Boulevard, a county-owned road; site plans and the referral notice did not indicate how many parking spaces will be constructed at the site; and
ADVISORY NOTE: The proposed driveway onto State Fair Boulevard require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the referral notice, the applicant utilizes (not owns) an automobile restoration business located directly adjacent to the site to restore cars he buys online and wants to use the site as storage for vehicles until he is able to sell them; and
- WHEREAS, per the EAF dated 8/15/2025, the total acreage that will be disturbed is 0.5 acres; site plans did not show any proposed or existing stormwater infrastructure; and
- WHEREAS, the site has access to public drinking water infrastructure along State Fair

Boulevard; the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area, and the nearest Town sewer infrastructure is approximately 400 feet from the site; the referral materials indicate that no new service is being requested for the proposed garage building; and

WHEREAS, per the EAF, the site is located within a principal / primary aquifer; and

WHEREAS, the site or the neighboring vicinity may contain the Straight-leaved pondweed, Indiana bat, Northern long-eared bat, or the Bald eagle which has been listed by the state or federal government as a threatened or endangered plant 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 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

WHEREAS, the EAF Mapper indicates the project is within 2,000 feet of a site ID: 734055 in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

Modifications:

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved and meet commercial driveway requirements, and the applicant must obtain a highway work permit for any work occurring within the county right-of-way.
2. Per the Onondaga County Department of Transportation and NYS Department of Transportation, additional stormwater runoff into the county or state drainage systems are prohibited

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-260

- 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 Van Buren Planning Board at the request of Little Caesars for the property located at 2265 Downer 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 Downer Street Road (Route 92), a county highway; and
- WHEREAS, the applicant is proposing to establish a Little Caesars restaurant in a vacant tenant space, and construct a dumpster enclosure on a 21.77-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a change of use referral (Z-25-261) to establish a Little Caesars restaurant in a vacant tenant space that was occupied by a beauty salon; and
- WHEREAS, the Board previously offered No Position with Comment on a site plan application (Z-11-15) to construct a gas station on another portion of the River Mall shopping center site; the Board encouraged the municipality to establish sidewalk policies to enable the extension of a pedestrian network along Downer Street and to connect nearby residential neighborhoods to commercial uses; the applicant and municipality were encouraged to reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure; the Board also recommended the reduction of area dedicated to parking; and
- WHEREAS, the parcel contains the River Mall shopping plaza with two commercial buildings in the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot; commercial uses located within the plaza include a Home Outlet store, Thrifty Shopper, Family Dollar, liquor store and Tops supermarket; surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south; and
- WHEREAS, per the application, the applicant is seeking to change the occupancy of an existing tenant space at River Mall Plaza to allow for a Little Caesars to occupy a tenant space in a small commercial building at the front of the site along Downer Street; per the referral notice, the applicant will install a white enclosure as screening for a dumpster for the site; and
- WHEREAS, per the referral notice, the site is served by public drinking water; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes;
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,

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

WHEREAS, per the referral notice, the site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the Baldwinsville South and River Mall Pump Station service areas; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes and type of wastewater flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; while previous Board comments referred to a lack of sidewalks in this area, per aerial imagery, sidewalks have been installed along this portion of Downer Street; and

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

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

WHEREAS, the parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3); the parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the site of the proposed restaurant use; and

WHEREAS, the site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; additionally, per the 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; 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:

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.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Van Buren Zoning Board of Appeals at the request of Little Caesars for the property located at 2265 Downer Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and
- WHEREAS, the applicant is requesting a change of use permit to establish a Little Caesar's restaurant in a vacant tenant space on a 21.77-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan application (Z-25-60) to establish a Little Caesar's restaurant in a vacant tenant space; and
- WHEREAS, the Board previously offered No Position with Comment on a site plan application (Z-11-15) to construct a gas station on another portion of the River Mall shopping center site; the Board encouraged the municipality to establish sidewalk policies to enable the extension of a pedestrian network along Downer Street and to connect nearby residential neighborhoods to commercial uses; the applicant and municipality were encouraged to reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure; the Board also recommended the reduction of area dedicated to parking; and
- WHEREAS, the parcel contains the River Mall shopping plaza with two commercial buildings in the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot; commercial uses located within the plaza include a Home Outlet store, Thrifty Shopper, Family Dollar, liquor store and Tops supermarket; surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south; and
- WHEREAS, per the application, the applicant is seeking to change the occupancy of an existing tenant space at River Mall Plaza to allow for a Little Caesars to occupy a tenant space in a small commercial building at the front of the site along Downer Street; per the referral notice, the applicant will install a white enclosure as screening for a dumpster for the site; and
- WHEREAS, per the referral notice, the site is served by public drinking water; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes;
- 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 located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the Baldwinsville South and River Mall Pump Station service areas; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes and type of wastewater flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; 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; while previous Board comments referred to a lack of sidewalks in this area, per aerial imagery, sidewalks have been installed along this portion of Downer Street; and

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

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

WHEREAS, the parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3); the parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the site of the proposed restaurant use; and

WHEREAS, the site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; additionally, per the 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; 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:

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.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-262

- 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 Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend accessory structure requirements in the Town of Salina; and
- WHEREAS, the Town Board of the Town of Salina is considering a local law to amend the language of the Town's existing accessory structure requirements; changes to the law include changes to definitions and requirement language; and
- WHEREAS, the proposed law amends the existing definition of "utility shed" to remove the word "utility", so the law now defines all structures used for storage, other than a garage, as a "shed;" the local law also establishes a new definition of "limited accessory structure", defined as a "detached structure, other than a garage or shed, that includes cabanas, pool houses and like structures;" and
- WHEREAS, the law amends language regarding the regulation and placement of detached accessory units, to add the new "limited accessory structures" use, and notes that the regulation applies to detached accessory structures, "including but not limited to" sheds, limited accessory structures and garages; and
- WHEREAS, the law amends the site plan review process for detached garages, granting site plan review authority to the Town Zoning Board of Appeals rather than the Town Planning Board; and
- WHEREAS, the proposed amendment allows one-family or two-family dwelling to have detached garages, not to exceed 700 square feet in floor area, or 15 feet within the rear yard; the amended language does not permit such structures in an area containing a public easement or within six feet of the rear or side lot line; and
- WHEREAS, the proposed law prohibits the use of storage containers or storage container materials for the construction, in whole or in part, of any detached accessory structure within the Town of Salina; 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 Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-263

- 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 Van Buren Planning Board at the request of Lot 1 Winchell Rd., LLC for the property located at 6952 Winchell 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 Winchell Road (Route 162) and Walters Road (Route 221), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing construction of a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-21-179) to relocate an existing stage at an adjacent restaurant/bar, and a subdivision referral (S-21-41) to combine the two subject parcels as part of the proposed project; the Board also reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- WHEREAS, the Board is concurrently reviewing an area variance application (Z-25-264) to allow reduced setbacks for construction of a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- WHEREAS, the parcel is an irregular-shaped vacant lot, transmission lines run along the northern portion of the parcel and a small access road is located in the northern portion of the vacant parcel; surrounding uses include the Town of Van Buren Highway Department and Jammer's Sports Bar & Restaurant along Walters Road; other uses in the area include a Holiday Inn Express and several commercial and industrial uses including Crisafulli Trucking and G&C Foods; and
- WHEREAS, per the Project Narrative dated 8/18/2025, the applicant is seeking site plan approval to allow for the construction of a boat storage building at the rear of the existing site; an area variance is requested to allow a reduction from 25' to 10' to preserve the developable area within the site and to avoid impacting the existing access road and stage behind Jammers Restaurant; and
- WHEREAS, per the Overall Site Layout Plan dated 8/18/2025, the proposed boat storage facility will be located to the rear Town of Van Buren Highway Department building and Jammer's Sports Bar & Restaurant; a 20'-wide drainage easement and 20'- wide sanitary sewer easement (owners not indicated) are located to the west of the proposed boat storage building; a 200' Niagara Mohawk Power Corporation Easement is located along the existing power lines

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lines, and a 40'-wide access easement runs along the northern and eastern parcel line; an open area on the parcel is labeled "Future Development Area"; and

WHEREAS, per the referral notice, adjacent land uses are served by public drinking water and sewers and the site is located at the boundary between the Metropolitan and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service areas; no new service to the parcel is being proposed for the garage building, however, another area on the plan is labeled "Future Development Area"; ADVISORY NOTE: For any future proposed development, 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 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, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

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

WHEREAS, per EAF Mapper, the site may contain Indiana bat and Northern long-eared bat, which have been listed by the state or federal government as a threatened or endangered species; 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 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 municipality is advised to ensure legal access agreements are in place, shown on the approved site plan, and filed with appropriate deeds, to access the storage building via the adjacent parcel.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-264

- 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 Van Buren Zoning Board of Appeals at the request of Lot 1 Winchell Rd., LLC for the property located at 6952 Winchell 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 Winchell Road (Route 162) and Walters Road (Route 221), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a storage building with a reduced side yard setback on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-21-179) to relocate an existing stage at an adjacent restaurant/bar and a subdivision referral (S-21-41) to combine the two subject parcels as part of the proposed project; the Board also reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- WHEREAS, the Board is concurrently reviewing a site plan application (Z-25-263) to construct a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- WHEREAS, the parcel is an irregular-shaped vacant lot, transmission lines run along the northern portion of the parcel and a small access road is located in the northern portion of the vacant parcel; surrounding uses include the Town of Van Buren Highway Department and Jammer's Sports Bar & Restaurant along Walters Road; other uses in the area include a Holiday Inn Express and several commercial and industrial uses including Crisafulli Trucking and G&C Foods; and
- WHEREAS, per the Project Narrative dated 8/18/2025, the applicant is seeking site plan approval to allow for the construction of a boat storage building at the rear of the existing site; an area variance is requested to allow a reduction from 25' to 10' to preserve the developable area within the site and to avoid impacting the existing access road and stage behind Jammers Restaurant; and
- WHEREAS, per the Overall Site Layout Plan dated 8/18/2025, the proposed boat storage facility will be located to the rear Town of Van Buren Highway Department building and Jammer's Sports Bar & Restaurant; a 20'-wide drainage easement and 20'- wide sanitary sewer easement (owners not indicated) are

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located to the west of the proposed boat storage building; a 200' Niagara Mohawk Power Corporation Easement is located along the existing power lines, and a 40'-wide access easement runs along the northern and eastern parcel line; an open area on the parcel is labeled "Future Development Area"; and

WHEREAS, per the referral notice, adjacent land uses are served by public drinking water and sewers and the site is located at the boundary between the Metropolitan and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service areas; no new service to the parcel is being proposed for the garage building, however, another area on the plan is labeled "Future Development Area"; ADVISORY NOTE: For any future proposed development, 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 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, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

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

WHEREAS, per EAF Mapper, the site may contain Indiana bat and Northern long-eared bat, which have been listed by the state or federal government as a threatened or endangered species; 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 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 municipality is advised to ensure legal access agreements are in place, shown on the approved site plan, and filed with appropriate deeds, to access

the storage building via the adjacent parcel.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Chris Ghezzi / Such a Lush, LLC for the property located at 6300-6306 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a parking lot and future garage on three parcels totaling 0.68 acres in a Neighborhood Shopping - Nedrow zoning district; and
- WHEREAS, the site consists of three rectangular parcels, each 0.23 acres with 62-feet of frontage on South Salina Street, a state-owned road; the northernmost parcel also has approximately 160 feet of side yard along Elton Avenue, a town road; the surrounding environment consists of primarily neighborhood-scale commercial land uses along South Salina Street, and residential streets containing single- and multi-family housing units; and
- WHEREAS, aerial imagery dated May 2024 shows that the 0.68-acre site contains an existing gravel area, with access to South Salina Street and connecting to a neighboring retail plaza; the rear half of the parcel, as well as the Elton Road frontage contains minimally maintained tree cover; and
- WHEREAS, per the local application, the applicant is requesting that the property be used immediately for employee and truck parking for Such a Lush, LLC, a small contractor for landscaping and gardening; future improvements are planned for the property including a garage structure and landscaping; and
- WHEREAS, the Landscape Plan: Parking Facility 1-2 Year Plan dated 8/21/25 shows the existing gravel area to remain, and extended to encircle a proposed 22'x25' metal garage building set back 30 feet from both South Salina Street and Elton Avenue at the front corner of the site; existing tree cover is noted to remain, and landscaping to be added at the frontage of the site along both roadways; and
- WHEREAS, a second Landscape Plan: Parking Facility 5-10 Year Plan dated 8/21/25 indicate future changes to include electrical being added to the garage building and clearing and replanting of trees along the rear portion of the site; and
- WHEREAS, the Landscape Plans indicate three 10'x40' truck/trailer parking zones and four 9'x18' car parking zones (spaces); a 30'-wide access point onto South Salina Street is generally shown; cross-access to the neighboring parcel (45.6' wide) is to remain; and
- WHEREAS, existing water and sewer infrastructure is available along South Salina Street

in this location, and the site is located within the Metropolitan Syracuse Wastewater Treatment Plant and Nedrow Pump Station service areas, in an area designated as flow constrained and impacted by wet weather flow; the referral form indicates that no new drinking water or wastewater service is proposed to serve the garage building; and

ADVISORY NOTE: Should drinking water service be sought for the site, 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
ADVISORY NOTE: Should wastewater service be sought for the site, 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; the Capacity Assurance Form and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery dated May 2024, sidewalks exist along this portion of South Salina Street; and

WHEREAS, per the 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;
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:

The New York State Department of Transportation requires the applicant to contact the Department to coordinate Route 11 access requirements. Access must be brought to current minor-commercial driveway standards and any work within the State right-of-way will require a Highway Work Permit.

The Board also offers the following comment:

Parking lots and garage structures are not an optimal use of lands within a neighborhood corridor, as they do not generally add to the economic, social, or aesthetic value of the corridor. Should the Town wish to allow the proposed parking lot and garage, the municipality is encouraged to ensure high-quality screening and upkeep of the site to minimize negative impacts to the extent practicable.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-266

- 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 Tully Village Board at the request of Milan Atanaskovic for the property located at 5575 NY Route 80; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 80, Route 81, Route 281, Route 11 and Route 11A, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and
- WHEREAS, the applicant is proposing a site plan modification for improvements to an existing Circle K gas station and convenience store, to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure on a 3.03-acre parcel in a Business-1 zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a site plan referral (Z-25-78) for improvements to the existing Circle K gas station and convenience store to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure; the Board encouraged relocation and screening of the dumpster enclosure to the side of the property; the Board also encouraged the Town and applicant to consider the installation of sidewalks along the Route 80 frontage given the sites location within a sidewalk priority zone as identified by SMTC; and
- WHEREAS, the site is located at the busy intersection of NYS Routes 11, 80, 281, and Interstate 81 at the municipal boundary between the Town and Village of Tully; the site is at the transition between large rural parcels, low-density residential, agriculture, and the dense neighborhoods within the Village Center; existing businesses at this corner include this Circle K store and fueling station, a Kinney drugstore, a Quality Inn, and a proposed Tractor Supply store; and
- WHEREAS, the site is an irregularly shaped parcel containing a convenience store at the center, fueling station along the Route 80 frontage, and diesel fueling station at the rear; the structures are surrounded by an expansive asphalt area with parking located around the store and along the Route 11 frontage and tractor trailer parking at the rear; the subject parcel has three full-access driveways, two to NYS Route 11 and one to NYS Route 80, along with cross-access to the Kinney Drugs and their driveway to the north and the Quality Inn and their driveway to the east;
ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to NYS Routes 11 or 80 will be permitted; and
- WHEREAS, the applicant is proposing to relocate the diesel exhaust fluid (DEF) tank adjacent to the rubbish enclosure and reroute the DEF piping from the

current dispensers to the updated DEF tank location; the applicant is also proposing to remove the curb next to the fueling canopy to allow for better truck circulation around the refueling island and to allow better drainage; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/12/25, 0.47 acres of the site will be disturbed by the proposed project and 800 sf of new impervious service will be constructed; all stormwater discharges will be directed to established storm drains on site; and

WHEREAS, per the referral form, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Village of Tully Wastewater Treatment Plant service area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located at the intersection of NYS Route 11 and 80 at the southwest corner of the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along either the NYS Routes 11 or 80 frontages; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

WHEREAS, 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; 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;

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:

Given the location of this site within a sidewalk priority zone as identified by SMTTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Route 80 frontage.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-267

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Town of Cicero Police Department for the property located at 6200 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and Thompson Road (Route 14), a county highway; and

WHEREAS, the applicant is proposing to erect a 42'x80'x12' storage garage for the Cicero Police Department in an existing parking lot on a 1.28-acre parcel in a General Commercial zoning district; and

WHEREAS, the site is the location of the Town of Cicero Police Department; surrounding land uses include a residential neighborhood to the south of the property and commercial uses along Route 31, including Pathfinder Bank and Walgreens; and

WHEREAS, the Site Plan, revised 7/30/2025, illustrates a 42'x80'x12' Morton building to be located on the existing parking lot at the rear of the existing building; the proposed storage garage will be located approximately 30 feet from the side property line; and

WHEREAS, per the referral notice, the site is served by public drinking water and the plans do not propose service to the storage building; and

WHEREAS, the submitted project is located within 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; plans do not indicate any proposed service to the storage building; and

WHEREAS, GIS mapping shows the potential presence of NYS wetlands on the parcel in the vicinity of the proposed project; submitted plans do not indicate delineated or informational wetland boundaries and/or the 100-foot state wetland buffer;

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; 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 municipality must ensure that the delineated wetlands and buffer areas have been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation, are shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-268

- 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 Ashoke Bose for the property located at 2956, 2960 & 2964 East Genesee
- 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 Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to construct a 50'x50' greenhouse manufacturing facility on 0.372 acres in a Neighborhood Center zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-269) to establish a "Manufacturing, General" land use, and a preliminary subdivision referral (S-25-30) to combine three parcels into one new lot, for the proposed project; and
- WHEREAS, per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and
- WHEREAS, per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and
- WHEREAS, per the referral notice, the site has nearby access to City of Syracuse public drinking water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and
- WHEREAS, the site has nearby access to public sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections;

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

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WHEREAS, per EAF Mapper, the site may contain the Northern long-eared bat which has been listed by the state or federal government as a threatened or endangered species;

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 at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, 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 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 Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-269

- 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 Ashoke Bose for the property located at 2956, 2960 & 2964 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish a "Manufacturing, General" land use to construct a 50' X 50' greenhouse-manufacturing facility on 0.372 acres in a Neighborhood Center zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan review application (Z-25-268) and a special permit application (Z-25-269) to establish a "Manufacturing, General" land use to construct a 50' X 50' greenhouse-manufacturing facility on 0.372 acres in a Neighborhood Center zoning district;
- WHEREAS, per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and
- WHEREAS, per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and
- WHEREAS, per the referral notice, the site has nearby access to City of Syracuse public drinking water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and
- WHEREAS, the site has nearby access to public sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections;
- 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

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and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and

WHEREAS, per EAF Mapper, the site may contain the Northern long-eared bat which has been listed by the state or federal government as a threatened or endangered species;

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, per EAF Mapper, the site may Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species;

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 at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, 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 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 Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-271

- 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 Tom Cerio for the property located at 350 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Carnegie Building, the Onondaga County Library at the Galleries, the County Courthouse, the John H. Mulroy Civic Center and the County Office Building, all county-owned facilities; and
- WHEREAS, the applicant is proposing renovations to convert a vacant church building into a mixed-use residential, office, assembly and restaurant/bar, on a 0.35-acre parcel in a Central Business (MX-5) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse and consists of the Mizpah Tower, a four-story masonry building constructed in 1914; the building is the former site of the First Baptist Church; surrounding land uses include a mix of residential, commercial and institutional uses including the Y.M.C.A. athletic center and Senior Apartments, 317 @ Montgomery Street, Onondaga County offices at the Carnegie Building, Cathedral of the Immaculate Conception and Cathedral Square, and the Onondaga County Courthouse; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/2024, the applicant is proposing mixed-use occupancy involving the construction of nine residential units, event space, restaurant and café space, and office space; the applicant submitted several interior plans, including floor plans and furniture plans dated 05/22/2025, for the ground floor, depicting the main sanctuary space and lobby; the applicant also submitted floor plans for the proposed apartments dated 11/07/2022; exterior changes, which necessitate Certificate of Appropriateness review by the City of Syracuse Landmark Preservation Board, include a fire escape and window and door replacement; and
- WHEREAS, per the site plan, dated 01/07/2025, exterior changes will include two exterior steel fire escapes leading to the shared alley adjacent to the Syracuse Y.M.C.A. building, spaces for 4-6 95 gallon garbage cans, and an elevated steel platform for HVAC units; the site plan shows existing masonry steps to remain along Montgomery and East Jefferson Street frontages; the plan also shows existing street trees along the concrete sidewalk within the Montgomery Street and East Jefferson Street rights-of-way; and
- WHEREAS, per the referral notice, the site is served by public drinking water; per the EAF the applicant is proposing an increase of the existing service for the Mizpah Tower site; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area and no changes to existing service are proposed; an increase in usage is likely given

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E-mail Address: countyplanning@ongov.net

proposed new uses;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located near several bus stops on South Salina Street and East Washington street and is located less than ½ mile from the Centro Transit Hub; and

WHEREAS, per EAF Mapper, the project is within 2,000 feet of a site (ID: DEC IDs: 734060, C734148, C734162) listed in the NYS Department of Environmental Conservation Environmental Site Remediation database; and

WHEREAS, the site is within the Montgomery Street-Columbus Circle Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is within the Columbus Circle Preservation District which is a Local Preservation District; the site is located near several historic resources, including several properties that are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places including the Central New York Telephone and Telegraph Building, St. Paul's Cathedral and Parish House, Plymouth Congregational Church; nearby historic districts also include the South Salina Street Downtown Historic District, South Salina Street Downtown Historic District Expansion, Montgomery St-Columbus Circle Historic District Boundary Expansion/Reduction;

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;

ADVISORY NOTE: The applicant is advised that the proposal is subject to review by the City of Syracuse Landmark Preservation Board (SLPB); and

WHEREAS, the site may contain the Peregrine falcon which has been listed by the state or federal government as a threatened or endangered 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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-273

- 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 construct two 5 Megawatts Battery Energy Storage Systems (BESS) on two proposed parcels totaling 1.27 acres 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 a special use permit to establish a "Utility, Major" land use (Z-25-274) on the site; and
- WHEREAS, the Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; 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, for which the applicant is proposing the establishment of an access and utility access easement on Proposed Lots 1 and 2; and
- WHEREAS, per the EAF dated 7/17/25, the applicant is requesting a special permit to

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E-mail Address: countyplanning@ongov.net

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 single-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, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The City is encouraged to conduct a careful review of submitted safety plans to assess the risks posed by the proposed use, and consider enacting

regulations for review of battery energy storage systems. 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 Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 03, 2025

OCPB Case # Z-25-274

- 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 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 issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to construct two 5 Megawatts Battery Energy Storage Systems (BESS) on two proposed parcels totaling 1.27 acres 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 a site plan to establish a "Utility, Major" land use (Z-25-273) on the site; and
- WHEREAS, the Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; 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, for which the applicant is proposing the establishment of an access and utility access easement on Proposed Lots 1 and 2; 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 single-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, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The City is encouraged to conduct a careful review of submitted safety plans

to assess the risks posed by the proposed use, and consider enacting regulations for review of battery energy storage systems. 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 Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Craig Dennis - 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: 9/3/2025

RE: Administrative Review – 1431 Old State Route 31 Special Use Permit 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-25-247

REFERRING BOARD: Town of Van Buren Planning Board

DATE RECEIVED: 8/06/25

TYPE OF ACTION: Special Use Permit

APPLICANT: Alternative Power Solutions

LOCATION: 1431 Old State Route 31

WITHIN 500' OF: Old State Route 31 and the Town of Elbridge

TAX ID(s): 046.-06-11.3

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

Project Summary:

The applicant is proposing to construct a 44-panel ground-mounted solar array for residential use. The EAF notes 0.10 acres of the 2.52 acre parcel would be disturbed for the project, and the proposed array would be located on the rear (northeast) corner of the property, directly adjacent to an existing farm operation.

Zoning of the parcel is Agriculture/Residence District 80 (AR-80). The Onondaga County Agricultural Districts map shows the site and nearby lands are enrolled in New York State Agricultural District 3. The site is a residential parcel with a single-family home centrally located on the lot. The site abuts another single-family residential parcel to the west and an active farming operation to the north and east.

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

Per the EAF Mapper, the site is located over, or immediately adjoining, a principal and/or primary aquifer.

GIS mapping shows approximately half of the parcel may contain state and federal wetlands and/or the 100-foot state wetland buffer, per GIS imagery the location of the proposed solar array does not fall within the affected area.

Advisory Note(s):

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

ADVISORY NOTE: 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.

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.

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: 9/3/2025

RE: Administrative Review – 1431 Old State Route 31 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-25-248
REFERRING BOARD:	Town of Van Buren Planning Board
DATE RECEIVED:	8/07/25
TYPE OF ACTION:	Site Plan
APPLICANT:	Alternative Power Solutions
LOCATION:	1431 Old State Route 31
WITHIN 500' OF:	Old State Route 31 and the Town of Elbridge
TAX ID(s):	046.-06-11.3

Project Summary:

The applicant is proposing to construct a 44-panel ground-mounted solar array for residential use. The EAF notes 0.10 acres of the 2.52 acre parcel would be disturbed for the project, and the proposed array would be located on the rear (northeast) corner of the property, directly adjacent to an existing farm operation.

Zoning of the parcel is Agriculture/Residence District 80 (AR-80). The Onondaga County Agricultural Districts map shows the site and nearby lands are enrolled in New York State Agricultural District 3. The site is a residential parcel with a single-family home centrally located on the lot. The site abuts another single-family residential parcel to the west and an active farming operation to the north and east.

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

Per the EAF Mapper, the site is located over, or immediately adjoining, a principal and/or primary aquifer.

GIS mapping shows approximately half of the parcel may contain state and federal wetlands and/or the 100-foot state wetland buffer, per GIS imagery the location of the proposed solar array does not fall within the affected area.

Advisory Note(s):

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

ADVISORY NOTE: 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.

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.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Town of Salina Zoning Board of Appeals

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

Troy Waffner
Director

DATE: 8/15/2025

RE: Administrative Review – NYS Thruway Authority Office Building - Area Variance

RECOMMENDATION: No Position

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

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

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

CASE NUMBER:	Z-25-250
REFERRING BOARD:	Town of Salina Zoning Board of Appeals
DATE RECEIVED:	8/12/2025
TYPE OF ACTION:	Area Variance
APPLICANT:	Dave Chavis
LOCATION:	290 Elwood Davis Road
WITHIN 500' OF:	Seventh North Street (County Route 45), NYS Thruway
TAX ID(s):	075.-03-01.0

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

Project Summary:

The applicant is proposing an area variance to allow installation of a fence to surround an office building on an 8.01-acre parcel in an Office and Light Industrial Park (O-2) zoning district. The NYS Thruway Authority (NYSTA) office building experienced fire damage earlier this year and the proposed temporary fence would restrict unauthorized entry and mitigate “potential safety hazards associated with a commercial structure damaged by fire”. Per the referral notice, the applicant is seeking an 8’-high fence when Town Code limits fences in the front yard to 4’. Per the local application, the building will either be restored or demolished in the future.

The site contains a 3-story office building at the center of the lot with parking lots to the east and west. The site abuts the NYS Thruway to the north and has frontage on Elwood Davis Road and Voorhies Lane with driveway access to both local roads. Per the referral materials, the proposed fence will surround the building and parking lot, connecting in two places to the fence that separates the site from the NYS Thruway, resulting in the site being fenced completely from public access. Twenty-four-foot-wide gates will be located on each driveway. Per an email from the Town dated 8/15/25, the fence will be installed on posts driven into the ground.

Nearby uses include office, Hospice of Central New York, and hotels. Per the Land Title Survey dated 8/5/1977, multiple easements are located on the property including a New York Telephone Easement along the northern parcel boundary and a 20'-wide town-owned sewer easement crossing the southern portion of the site. The proposed temporary fence may encroach into the sewer easement. It is not clear if the fence will encroach into other easements.

Advisory Note(s):

Per the Onondaga County Department of Water Environment Protection, all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

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: 8/26/2025

RE: Administrative Review – 719 E Genesee St

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-25-270

REFERRING BOARD: City of Syracuse

DATE RECEIVED: 8/22/2025

TYPE OF ACTION: Site Plan Review

APPLICANT: Steve Vasallo and Ryan Day

LOCATION: 719 East Genesee Street

WITHIN 500' OF: State Road, Interstate I-81

Project Summary:

The applicant is proposing to establish a beverage café on the ground floor suite of a building in a Central Business (MX-5) zoning district. The site is surrounded by various businesses, hotels, and is adjacent to Forman Park. The ground floor suite is approximately 748 ft and renovations would include the fit-out of a kitchen, food prep areas, customer service counter, and a small dining area. No exterior building modifications, structural changes, new utility connections, or modifications to parking, or landscaping are being proposed at this time. All work will comply with the current Building, Fire, Energy, and Accessibility Codes.

Per the referral notice, the proposed project connects to existing drinking water and municipal wastewater/sewer services with no proposed changes at this time. The site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area.

The site is located within 2,000' of DEC Remediation Site: B00003, C734111, V00502, C734148, C734167. The site may contain the federal and state endangered Peregrine Falcon or its associated habitat. The site is on the National or State Register of Historic Places or State Eligible Sites. Eligible property: Community Folk and Art Center, Syracuse Federal Credit Union, Parkview Hotel, People's African Methodist Episcopal Zion Church, National Casket Company Building.

Advisory Note(s):

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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.

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (WEP) 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 the WEP Plumbing Control Supervisor at 315-435-6614.

Recommendation: No Position

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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: 8/26/2025

RE: Administrative Review – 104 Pleasant Street LLC

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.

Project Summary:

The applicant is proposing to convert a 2-unit apartment building into a 4-unit building. The building is two stories. The second floor has two apartment units, and the first floor is currently vacant after a law office moved out. The site is 0.15 acres and is located in an R-2 zoning district. The applicant has applied for a special use permit from the Village Board for the apartment conversion. The applicant will also apply (but has not yet applied) for an area variance from the Village ZBA related to the required square footage per/unit. The site has access off Pleasant Street and there is a parking area located behind the house. It is unclear how many parking spaces are designated for the house, as it appears to be a shared parking area.

The referral notice states that the site connects to existing drinking water and wastewater/sewer services and that no changes are expected. However a change of use is proposed which may affect flow volumes. The site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area.

Given that the site may contain the federal and state endangered Northern long-eared 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. The site is located within 2,000 feet of DEC Remediation Sites: C734122, C734147, C734153.

CASE NUMBER:	Z-25-272
REFERRING BOARD:	Village of Manlius Board of Trustees
DATE RECEIVED:	8/22/2025
TYPE OF ACTION:	Preliminary Subdivision
APPLICANT:	104 Pleasant Street LLC
LOCATION:	104 Pleasant Street
WITHIN 500' OF:	NY State Route 92
TAX ID(s):	025.-09-01.0

Advisory Note(s):

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>.

Recommendation: No Position