



ONONDAGA COUNTY PLANNING BOARD

Wednesday, January 7, 2026
11:00 AM

Carnegie Building
335 Montgomery St., 1st Floor

MEETING AGENDA

- I. Call to Order
- II. Approval of the Minutes of the November 25, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

INDEX

PAGE	CASE #	Applicant	Type of Action	Municipality
1	Z-26-4	Jeffrey Vogt (The Irrigation Guys LLC)	SITE PLAN	Town of DeWitt
5	Z-26-1	Town of Van Buren	LOCAL LAW	Town of Van Buren
10	Z-26-5	Adam Richardson	SITE PLAN	Town of DeWitt
14	Z-26-6	Michael Jeffries	ZONE CHANGE	Town of Manlius
18	Z-26-2	Rixabe Bowering / Syracuse Fire Credit Union	SITE PLAN	City of Syracuse
22	Z-26-8	Town of Elbridge	LOCAL LAW	Town of Elbridge

Case Number: Z-26-4

Related Cases:

Referring Board: Town of DeWitt
Planning Board

Applicant: Jeffrey Vogt (The Irrigation
Guys LLC)

Type of Action: SITE PLAN

Location: 6200 Thompson Rd

30-Day Deadline: 1/21/2026

Tax ID: 033.-06-14.0

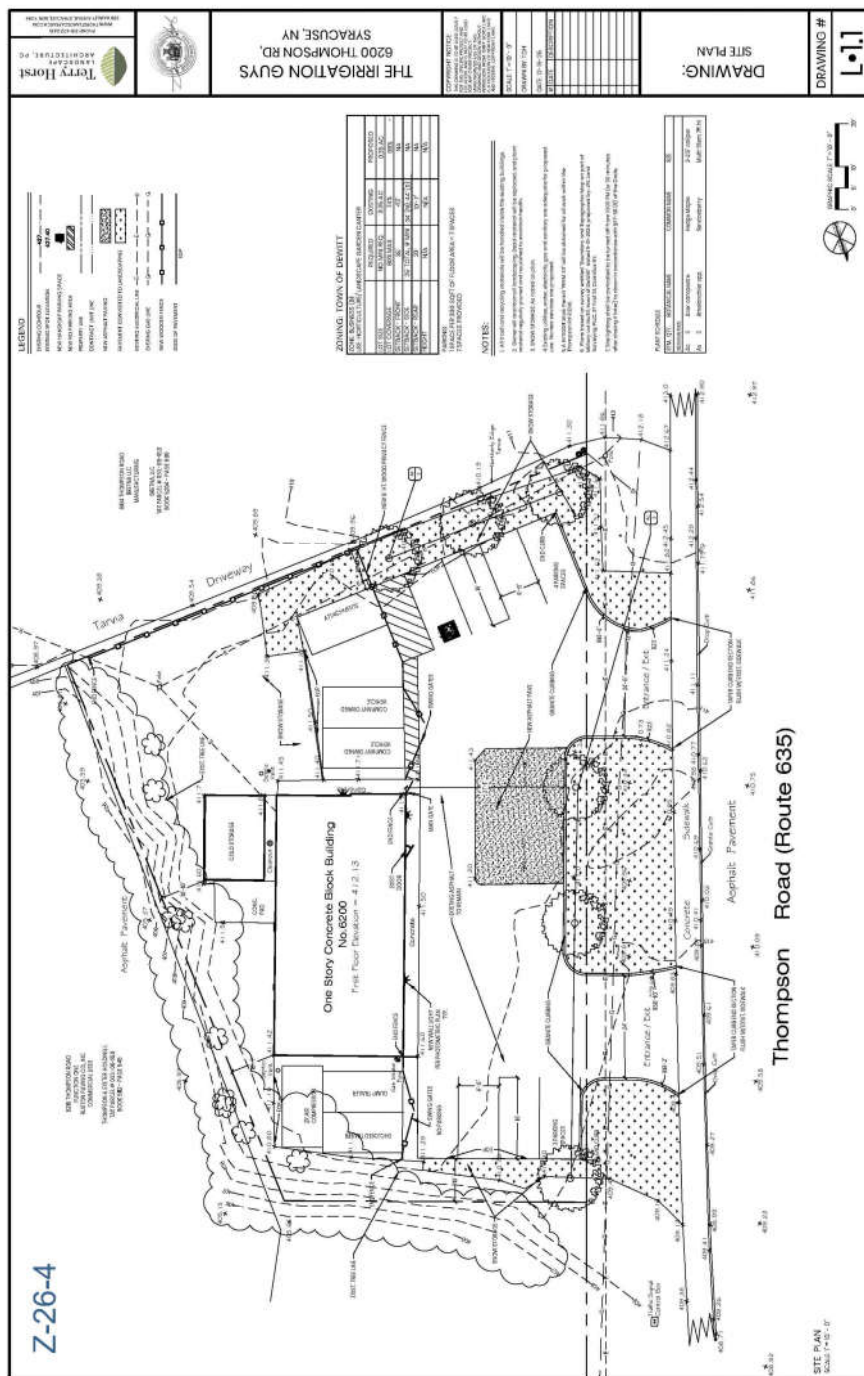
JURISDICTION:

Thompson Road (Route 635), a state highway, and Exeter Street (Route 181), a county highway

SUMMARY:

The applicant is proposing renovation of an existing commercial site for operation of a landscape irrigation business. Proposed improvements include installing wooden fences, new wall lighting, landscaping, and reducing driveway widths on a 0.35-acre parcel in a Business (B) zoning district.





STAFF REVIEW:

Past Board Reviews:	The Board recommended Modification of a previous site plan referral (Z-24) advising that per the NYS Department of Transportation, work within the state right-of-way will require a Highway Work Permit. The Board also commended the applicant and Town for reducing impermeable surfaces.
Location:	The site is located in the commercial corridor of Thompson Road between Thompson Street and Carrier Circle. Surrounding uses include an urgent care facility, a gas station and convenience store, and a property restoration company. Ley Creek is located east of the site.
Existing Site Layout:	The site is a former auto service and sales building with expansive asphalt paving covering most of the site with two driveways to Thompson Road, a state route. The site also contains an approximately 1,800 sf building along the rear of the site. Minimal landscaping is located around the perimeter. Sidewalks exist on both sides of Thompson Road in this area.
Project Detail:	The applicant is proposing to utilize the site to operate a landscape irrigation business. Per the referral notice and Site Plan dated 12/16/25, proposed changes include new wall lighting, installing landscaping with street trees along Thompson Road and the southern parcel boundary, and installing a fence along the rear portion of the southern parcel boundary to screen the business' rear equipment storage area. No changes are proposed to the building.
Access:	<p>The site has two existing driveways to Thompson Road. The proposal includes reducing the driveways to 24'-wide and 24.5'-wide.</p> <p>ADVISORY NOTE: Per the NYS Department of Transportation, all existing and proposed driveways on Thompson Road must meet Department requirements.</p> <p>ADVISORY NOTE: Work within the state right-of-way is subject to a Highway Work Permit from the NYS Department of Transportation.</p>
Parking:	The existing parking area will be restriped to have 7 spaces.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/6/25, 0.2 acres of land will be disturbed by the proposed project.
Drinking Water:	The site is served by public drinking water and no changes to the existing infrastructure are proposed.
Wastewater:	The site is served by an individual septic system and no changes are proposed.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap Creek, which is maintained by the Department of Water Environment Protection in this area.

Staff Reports for GML Section 239 Referrals

Z-26-4

Other: The project is within 2,000 feet of multiple sites (IDs: 734064, C734138) in Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-26-1

Related Cases:

Referring Board: Town of Van Buren
Town Board

Applicant: Town of Van Buren

Type of Action: LOCAL LAW

Location:

30-Day Deadline: 1/14/2026

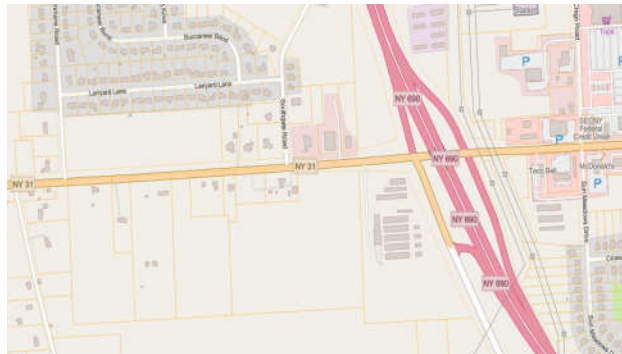
Tax ID: 036.-03-21

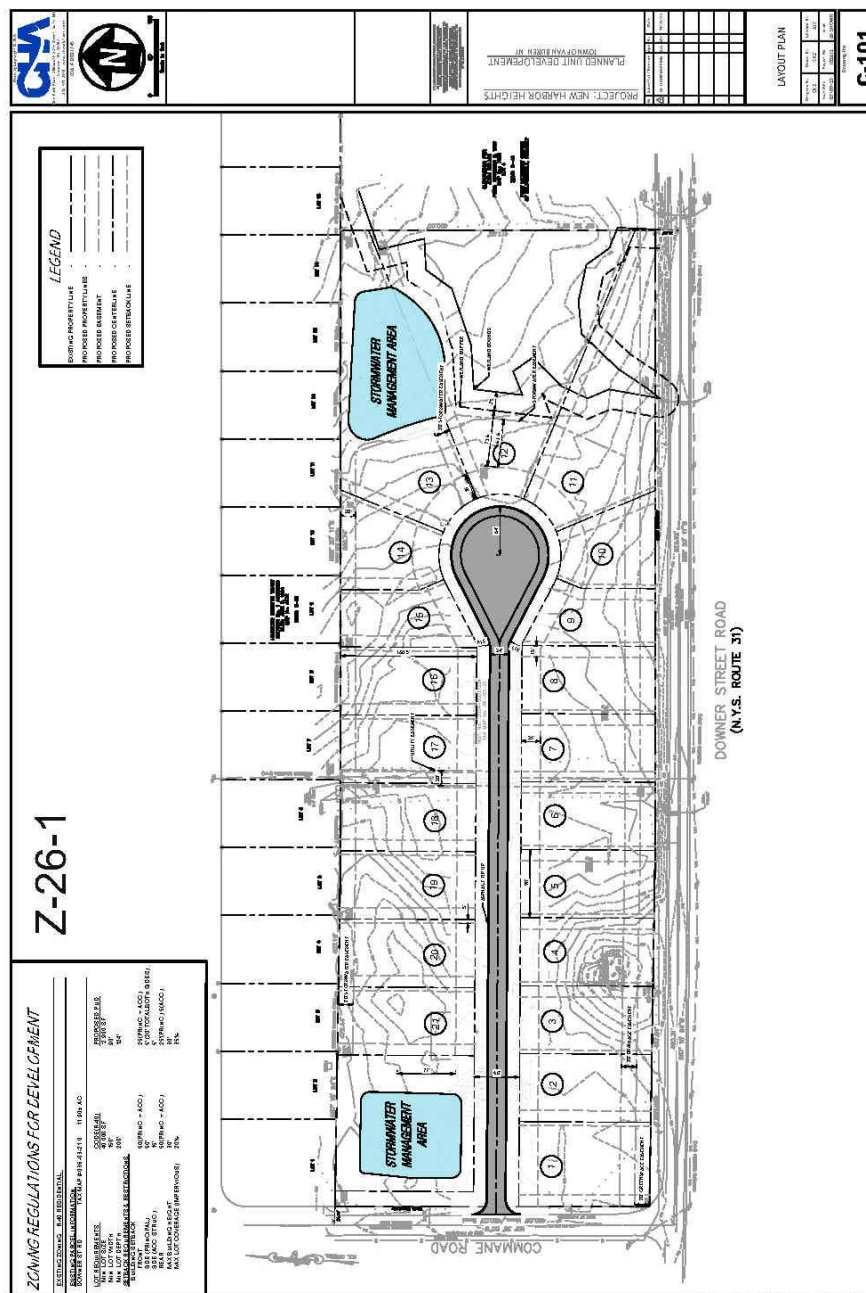
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law

SUMMARY:

The applicant is proposing Local Law No. F-2025 to amend the zoning map of the Town of Van Buren and change the zoning designation for certain property from being Residence District 40 (R-40) to Planned Unit Development District (PUD)





STAFF REVIEW:

Past Board Reviews:	The Board held No Position on a previous zone change referral (Z-25-11) to the subject parcel from R-40 to a Residence District 15 (R-15) zoning designation. The Town subsequently disapproved the proposed zone change.
Location:	The site is located in a transitional area west of NYS Route 690 with medium density residential located north of the site, large wooded and agricultural parcels to the west and south, and a mix of low density residential and commercial along Downer Street Road.
Existing Site Layout:	The 11.90-acre site is a large wooded parcel located at the intersection of Downer Street Road (NYS Route 31) and Commune Road, a local road. Per GIS maps, the site has approximately 1300' of frontage on Downer Street Road and 400' of frontage on Commune Road.
Current Zoning:	Per the Town of Van Buren Zoning Districts Map from 1/2014, adjacent parcels along Downer Street Road are zoned R-40, with parcels to the east, near NYS Route 690, in a Local Business District (LB). Parcels within the residential neighborhood to the rear of the site are in a Residence District 10 (R-10).
Proposed Site Layout:	Per the Layout Plan dated 7/9/25, the PUD will be comprised of 21 residential lots around an internal road terminating in a cul-de-sac. Proposed lot sizes are detailed, but the proposed PUD will have a 12,900 sf (0.30 acres) minimum lot size similar to those occurring within the Harbor Heights neighborhood to the north.
Access:	Proposed access will come from Commune Road, a local road.
Project Detail:	<p>A zoning regulation chart on the Layout Plan depicts bulk requirements for proposed PUD in contrast to existing R-40 zoning. The PUD will have a minimum lot size of 12,900 sf (40,000 sf for R-40) and a maximum lot coverage of 35% (40% for R-40).</p> <p>Per the Project Narrative letter to the Town Planning Board from CHA dated 11/25/25, the applicant is proposing to pay a fee in lieu of provision of community space within the PUD.</p>
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 8/29/25, 11 acres of land will be disturbed by the proposed project and "stormwater will be discharged to the existing drainage-way on the east side of the property that conveys the water from Commune Road and the subject property through the existing subdivision drainage system."</p> <p>The Layout Plan depicts two stormwater management basins, one located at the northwest corner of the lot, adjacent to Commune Road, and the other in the northeast corner of the site, occurring primarily on proposed Lot 13 and parcel</p>

proposed Lot 12. Per the EAF, the stormwater management basins will be in size.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

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

Easements: The Layout Plan depicts multiple easements on site including a stormwater easement, occurring on the rear of proposed lots 11, 12, and 13. A 20'-wide stormwater easement occurs along the northern boundary of the site, connecting the proposed northwestern stormwater management area to the northeastern stormwater management area and stormwater easement on the eastern side of the site. A 20'-wide stormwater easement along the southern lot line of proposed lots 11, 12, and 13 will connect the end of the proposed cul-de-sac to the northeast stormwater management area. A 20'-wide drainage easement and 20'-wide greenspace easement are proposed along the southern site boundary.

Waterbodies: The Layout Plan shows a wetland (unknown jurisdiction) on the eastern side of the site, present on proposed lots 11 and 12 with the wetland buffer present on proposed lots 11, 12, and 13. Wetland delineation information was not provided. GIS mapping does not depict a wetland on site.

A Housing Development Freshwater Wetlands General Permit, revised draft dated and authorized 11/19/25, is included with the referral.

ADVISORY NOTE: Wetland regulations require the municipality to ensure that delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation and all confirmed wetlands should be shown on the plans for the site prior to municipal approval of the proposed project.

Drinking Water: A new connection to public drinking water is proposed to serve the development. Per GIS mapping, the site has nearby access to public water. Per the Project Narrative Letter to the Town Planning Board from CHA dated 11/25/25, the applicant has provided the Town with a letter from OCWA stating water service is available.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrograph test information, evaluate backflow prevention requirements, and/or request the Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to public sewers is proposed to serve the development. Per GIS mapping, the site has access to public sewers. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. Per

Project Narrative, capacity assurance has been requested from the Onondaga County Department of Water Environment Protection (OCDWEP).

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

Plants/Animals: The site may contain the Bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper).

ADVISORY NOTE: Per the NYS Department of Environmental Conservation, 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 State Natural Heritage Program or to the regional DEC Division of Environmental Quality Office.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-26-5

Case Number: Z-26-5

Related Cases:

Referring Board: Town of DeWitt
Planning Board

Applicant: Adam Richardson

Type of Action: SITE PLAN

Location: 3350 Erie Blvd East

30-Day Deadline: 1/22/2026

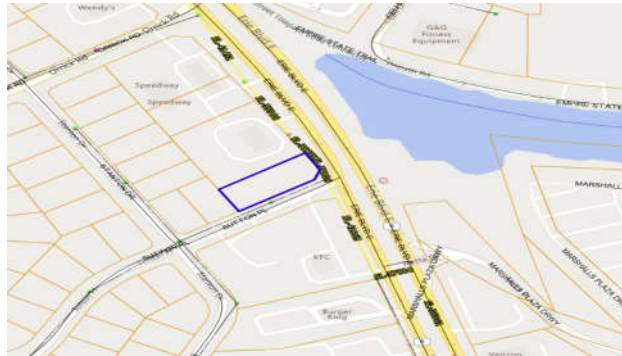
Tax ID: 048.-03-04.1

JURISDICTION:

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 Erie Boulevard East (Route 5), a state highway

SUMMARY:

The applicant is proposing renovations and a change of use of an existing retail tenant space to operate a deli and grocery store, on a 0.41-acre parcel in a Business zoning district.



[illegible]

STAFF REVIEW:

Nearby Uses/Setting: The site is located at the corner of Erie Boulevard East (NYS Route 5) and Sutton Place, a local road. Nearby commercial uses include a motel, a fueling station, a car wash, multiple fast food restaurants, and multiple retail plazas. The site is primarily residential uses to the rear.

Existing Site Layout: The site contains a multi-tenant building with retail entrances on both Erie Boulevard East and Sutton Place and a parking lot at the rear of the site.

Access: The site has a driveway to Erie Boulevard East and three full-access points to Sutton Place. The width of the driveway to Erie Boulevard East is not indicated on the plans, but is wider than typical driveways in this area.

In 2022, NYS Department of Transportation conducted construction on Erie Boulevard East including updates to the right-of-way and sidewalk installation.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing and proposed driveways on Erie Boulevard East must meet Department requirements.

Project Detail: The applicant is requesting a change of use to operate a deli/grocery and bakery shop on site. Proposed exterior improvements include installing a new walkway along the side of the building (facing Sutton Place), installing granite curbing and landscaping at the entrance to the rear parking lot, and adding a dumpster enclosure at the rear of the building.

Parking: Per the Site Plan dated 12/10/25, the parking area along the Erie Boulevard East frontage will be restriped to contain 5 angled parking spaces.

The side of the building (fronting Sutton Place) has two asphalt areas between the building and roadway, one labeled as a “new loading/unloading area” and the other containing two ADA spaces.

The rear parking lot will have the entrance narrowed with new curbing and will contain 12 spaces.

ADVISORY NOTE: Per the NYS Department of Transportation, no parking, storage, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.

Bike/Ped/Transit: 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.

Sidewalks occur on the Erie Boulevard East frontage, but not along Sutton Place.

Stormwater: Per the Environmental Assessment Form (EAF) dated 9/4/25, zero acres of

0.41-acre site will be disturbed by the proposed project.

Drinking Water: The site is served by public drinking water and no changes to the existing infrastructure are proposed.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No change to the existing infrastructure are proposed, but the proposed uses are anticipated to generate an increase in

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

Plants/Animals: The site may contain the Northern Long-eared bat, or its associated habitat has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project.

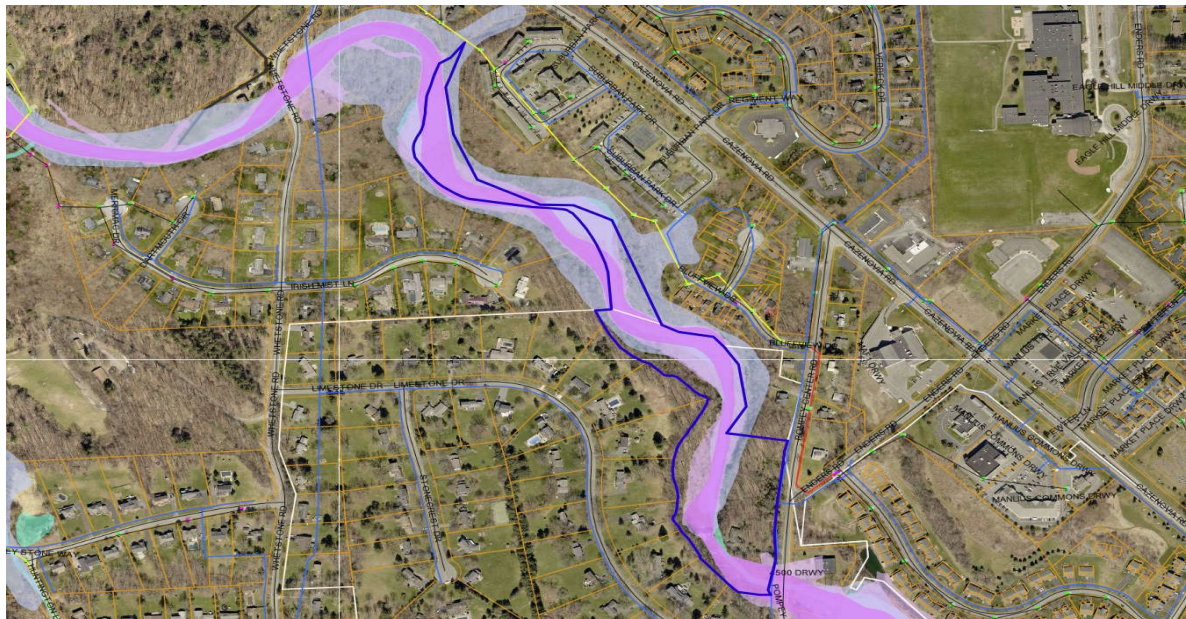
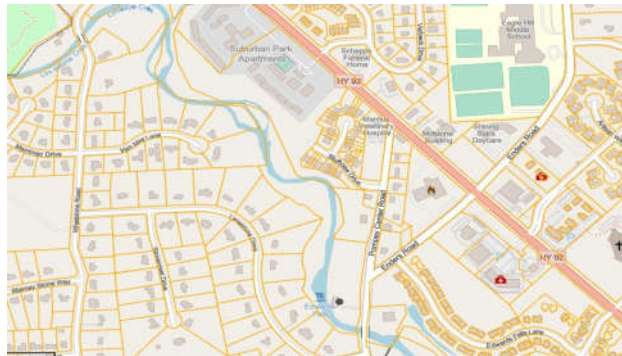
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-26-6**Related Cases:****Referring Board:** Town of Manlius
Town Board**Applicant:** Michael Jeffries**Type of Action:** ZONE CHANGE**Location:** at 4555 Pompey Center Road**30-Day Deadline:** 1/22/2026**Tax ID:** 113.-02-17.1**JURISDICTION:**

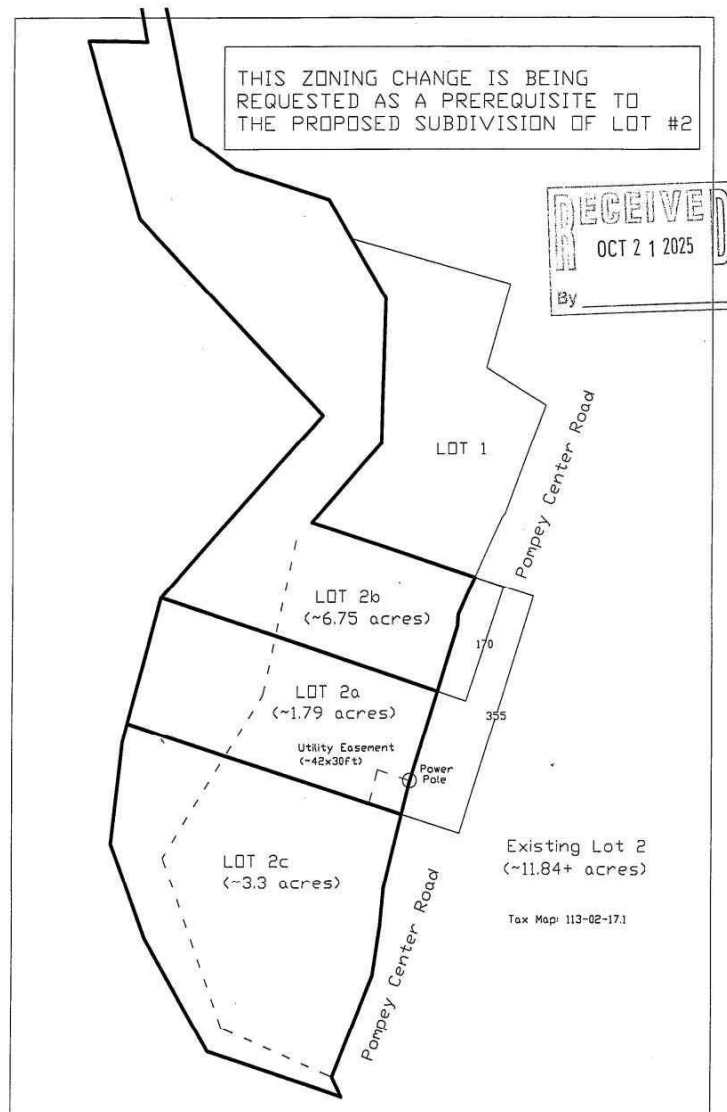
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Pompey Center Road (Route 10) and Broadfield Road (Route 250), both county highways, and the municipal boundary between the Town of Manlius and the Town of Pompey

SUMMARY:

the applicant is proposing a zone change on an 11.84-acre parcel from Residential (R-5) to Restricted Agricultural (R-A) for a proposed future 3-lot residential subdivision.



Z-26-6



STAFF REVIEW:

Nearby Uses/Setting:	<p>The 11.8-acre e is located east of the Village of Manlius and contains the E Falls waterfall and a portion of Limestone Creek which in this location runs predominantly north to south, between residential neighborhoods to the west and east. The site contains a single-family home near the southern end of the property.</p> <p>Limestone Creek is located at a lower elevation and the site contains steep slopes on both sides of the Creek with grade changes of 50 to 60 feet.</p>
Access:	<p>The site has frontage on Pompey Center Road. Per aerial imagery, the existing home has a driveway to Pompey Center Road, north of Limestone Creek.</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Pompey Center Road must meet Department requirements.</p>
Proposed Zoning:	<p>The applicant is requesting a zone change from R-5 to RA to allow a future residential subdivision.</p> <p>Per the Town Code, R-A allows uses permitted in Residential Districts R-1 through R-4, "according to the same restrictions, or a two-family dwelling". Bulk requirements are dictated by the lot's access to sanitary sewer, requiring a minimum of 150' front setback and a minimum lot size of 40,000 sf (0.92 acres). The proposed lots appear to meet these requirements.</p>
Proposed Site Layout:	<p>A diagram included with the referral materials indicates the proposed zoning is "being requested as a prerequisite to the proposed subdivision of Lot #2" showing the subject parcel (11.84 acres) is to be split into Lots 2c (3.3 acres) (1.79 acres), and 2b (6.75 acres). Per the diagram, it appears the existing home will be located on the southernmost lot, proposed Lot 2c. All lots contain significant portions of Limestone Creek and its associated floodplain, floodway, and state and federal wetlands.</p>
Floodplain/Floodway:	<p>Current FEMA Flood Insurance Rate Maps (FIRM) indicate the presence of year-round floodplain and floodway associated with Limestone Creek, which may require avoidance or elevation of structures and other mitigation. Boundaries of the floodway and floodplain are not indicated on the referral materials.</p> <p>ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as a natural hazard of local concern, with the potential to cause exposure to threat to property and safety. Buildings within the floodplain can negatively impact the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.</p>
Wetlands:	<p>GIS mapping shows the site contains Limestone Creek, a federally protected riverine waterbody, and associated state wetlands. Delineated federal and state wetland boundaries are not indicated on the referral materials.</p>

ADVISORY NOTE: Wetland regulations require the applicant to contact the Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot wetland buffer on the site. All confirmed wetlands should be shown on the map of the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Drinking Water: A new connection to public drinking water will be required for future development of the proposed residential lots. The existing house is served by public drinking water.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrograph test information, evaluate backflow prevention requirements, and/or request the local fire Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: A new connection to the public sewers will be needed for the future development of the proposed residential lots. The existing house is served by public sewers located in the Meadowbrook-Limestone Wastewater Treatment Plant service area. Per GIS Mapping, sewer infrastructure is located across Pompey Center Road to the site.

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

Plants/Animals: The site may contain the Northern Long-eared bat, or its associated habitat has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impact to bat species are often associated with tree clearing and from aerial imagery that some trees will be removed as part of the proposed development of the site.

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

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Z-26-2

Related Cases:

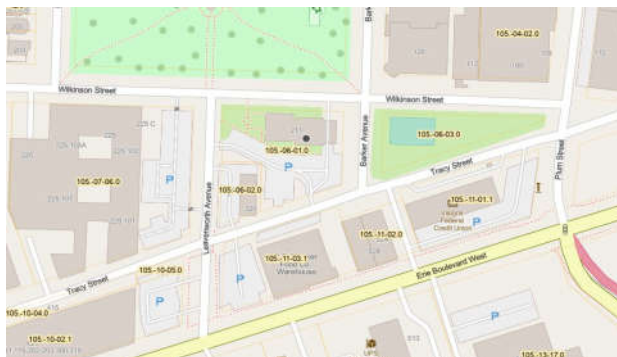
Applicant: Rixabe Bowering / Syracuse
Fire Credit Union

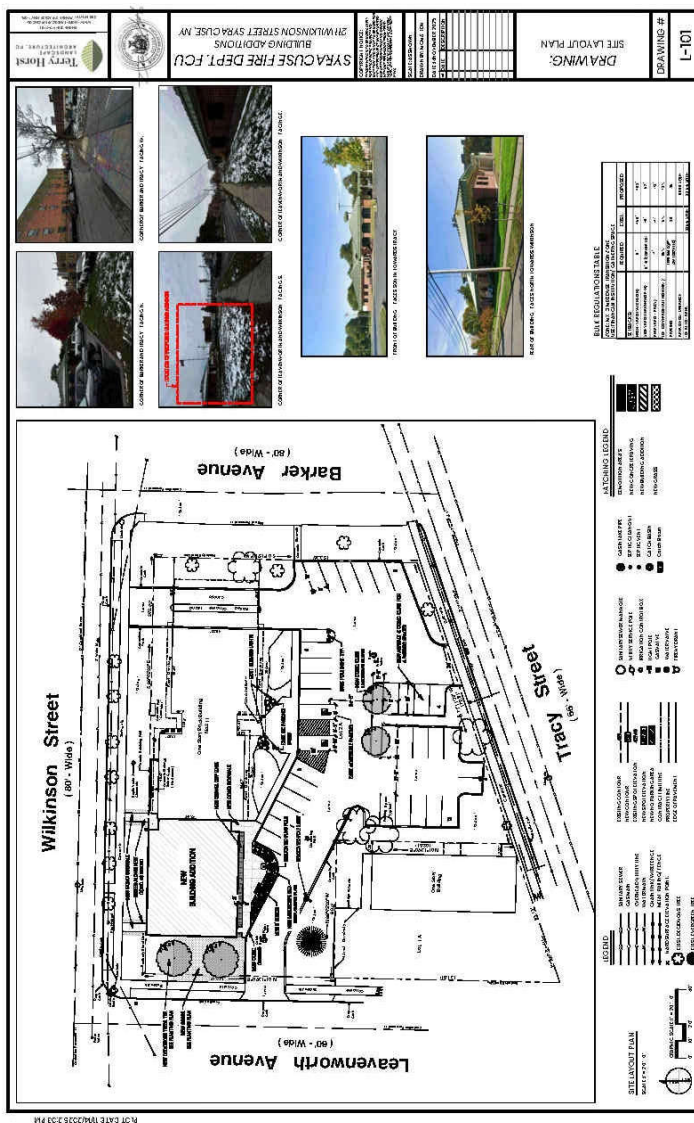
Location: at 211 Wilkinson Street

Tax ID: 105.-06-01.0

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Street, a state arterial

the applicant is proposing to expand an existing "Financial Institution" land use with a proposed 3,506 sf addition to the existing credit union building and other site improvements on a 0.88-acre parcel in a Mixed-Use Transition (MX-3) zoning district





STAFF REVIEW:

Nearby Uses/Setting:	The site is located in the area around Leavenworth Park on the west side of Leavenworth Avenue in the City of Syracuse. The area is characterized by a mix of residential, commercial, and industrial uses including nearby Middle Ages Brewery, the Park Avenue neighborhood, Cooper Electric, and former factories that have been converted into multi-tenant mixed-use buildings.
Existing Site Layout:	The site contains an existing credit union building with a drive-thru teller/ATM building fronting on Wilkinson Street, a local road. A small green space with a flagpole and landscaping is located between the building and the corner of Leavenworth Avenue and Wilkinson Street. The existing 39-space parking lot is located to the rear of the building.
Access:	The site has full access driveways from Leavenworth Avenue and Tracy Street. There is an egress-only curb cut from the drive-thru to Wilkinson Street.
Project Detail:	Per the referral materials, the applicant is proposing construction of a 3,500-sq-ft addition to the western side of the building to provide a 100-seat meeting room for members, restrooms, storage, and a board room. Per the Site Layout Plan dated 11/14/25, the existing green space will be partially removed to allow the addition. Seven parking spaces will be removed to accommodate the relocated flagpole, bench, and landscaping. Four spaces will be added adjacent to the Tracy Avenue driveway. Trees will be added along the western side of the addition and in the planting island in the parking lot.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/18/25, 0.15 acres of the site will be disturbed by the proposed project. Catch basins are depicted in the parking lot.
Drinking Water:	The site is served by public drinking water provided by the City of Syracuse. No changes to the existing infrastructure are proposed. The addition may result in an increase in demand.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes to the current infrastructure are proposed. The addition may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connection
Historic	The site is located near the C.G. Meaker Food Company Warehouse, R.E.

Staff Reports for GML Section 239 Referrals

Z-26-2

Resources: Building, General Ice Cream Company which are listed on, or have been not by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

Other: The project is within 2,000 feet of multiple sites (IDs: 734060, 734022, C73, the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-26-8

Case Number:	Z-26-8	Related Cases:
Referring Board:	Town of Elbridge Town Board	Applicant: Town of Elbridge
Type of Action:	LOCAL LAW	Location:
30-Day Deadline:	1/28/2026	Tax ID:

JURISDICTION:

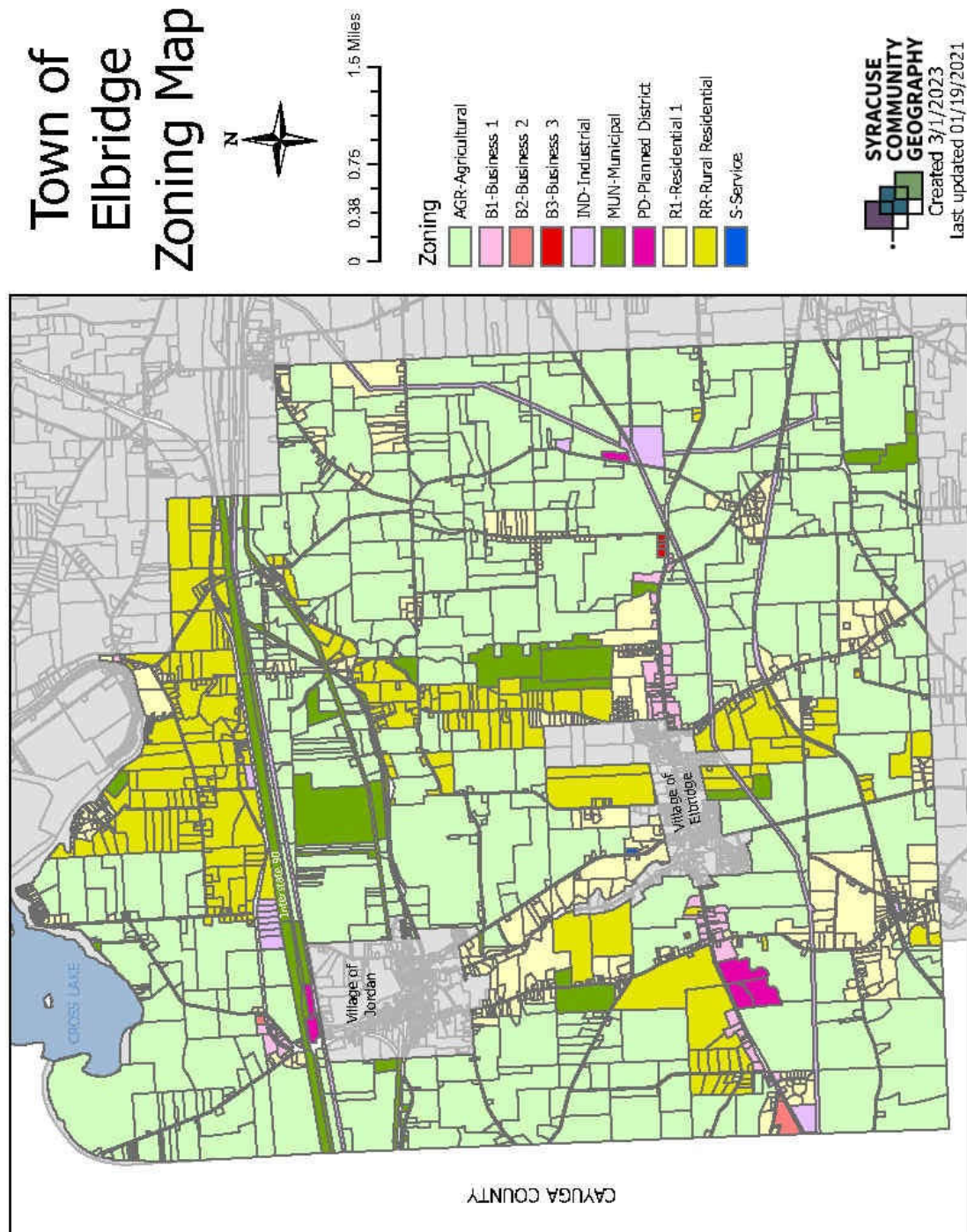
General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and

SUMMARY:

the applicant is proposing a local law to amend Chapter 265 of the Town Code related to site plan review in Business (B-1) districts

No Map Available

No Map Available



STAFF REVIEW:

Proposed Text: The Town is proposing to amend procedures within B-1 districts to add “Notwithstanding anything contained herein this Code to the contrary, site plan approval shall not be required where a residential or ancillary structure is being proposed within the Business (B-1) District on a parcel that (i) contains a principal residence, and (ii) is solely being used for residential purposes.”

No other changes to the rules and procedures of B-1 are proposed.

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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

PLOT DATE: 12/18/2025 10:46 AM

C:\Users\Terry\OneDrive - Terry Horst Landscape Architecture PC\Current Projects\3623 6200 Thompson Rd - Vogt\3623 6200 Thompson Rd Vg1 3 12-16-25.dwg

Z-26-4

6216 THOMPSON ROAD
FUNCTION ONE
RUSTON PAVING CO., INC
COMMERCIAL USES

THOMPSON & EXETER HOLDING L
TAX PARCEL # 033-06-15.0
BOOK 5112 - PAGE 546

6194 THOMPSON ROAD
BRETNAL LLC
MANUFACTURING

BRETNAL LLC
TAX PARCEL # 033-06-13.0
BOOK 5204 - PAGE 680

LEGEND

EXISTING CONTOUR	427
EXISTING SPOT ELEVATION	427.40
NEW HANDICAP PARKING SPACE	
NEW NO PARKING AREA	
PROPERTY LINE	
CONTRACT LIMIT LINE	
NEW ASPHALT PAVING	
PAVEMENT CONVERTED TO LANDSCAPING	
EXISTING ELECTRICAL LINE	E
EXISTING GAS LINE	G
NEW WOODEN FENCE	
EDGE OF PAVEMENT	EOP

ZONING: TOWN OF DEWITT

ZONE: BUSINESS (B) USE: HORTICULTURE/ LANDSCAPE GARDEN CENTER			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NO MIN. REQ.	0.35 AC	0.35 AC
LOT COVERAGE	80% MAX	74%	68%
SETBACK - FRONT	35'	43'	NA
SETBACK - SIDE	25' TOTAL, 9' MIN	34' (N), 44' (S)	NA
SETBACK - REAR	20'	10'-7"	NA
HEIGHT	N/A	N/A	N/A

PARKING:
1 SPACE PER 300 SQFT OF FLOOR AREA = 7 SPACES
7 SPACES PROVIDED

NOTES:

- All trash and recycling materials will be handled inside the existing buildings.
- Owner will maintain all landscaping. Dead material will be replaced, and plant material regularly pruned and nourished to maintain health.
- SNOW STORAGE: As noted on plan.
- Existing utilities, water, electricity, gas and sanitary are adequate for proposed use. No new services are proposed.
- A NYSDOT Work Permit "PERM 33" will be obtained for all work within the Thompson Rd R.O.W.
- Plans based on survey entitled "Boundary and Topographic Map on part of Military Lot No.30, town of DeWitt" dated 11-01-2024, prepared by: JRL Land Surveying PLLC, 37 First St, Camillus NY.
- Site lighting shall be controlled to be turned off from 10:00 PM (or 30 minutes after closing if later) to down in accordance with §117-5B (9) of the Code.

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
Ac	3	Acer campestre	Hedge Maple	2-2.5" caliper
As	3	Amelanchier spp.	Serviceberry	Multi-Stem 7ft ht

Terry Horst
LANDSCAPE
ARCHITECTURE, P.C.



THE IRRIGATION GUYS
6200 THOMPSON RD,
SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: TDH

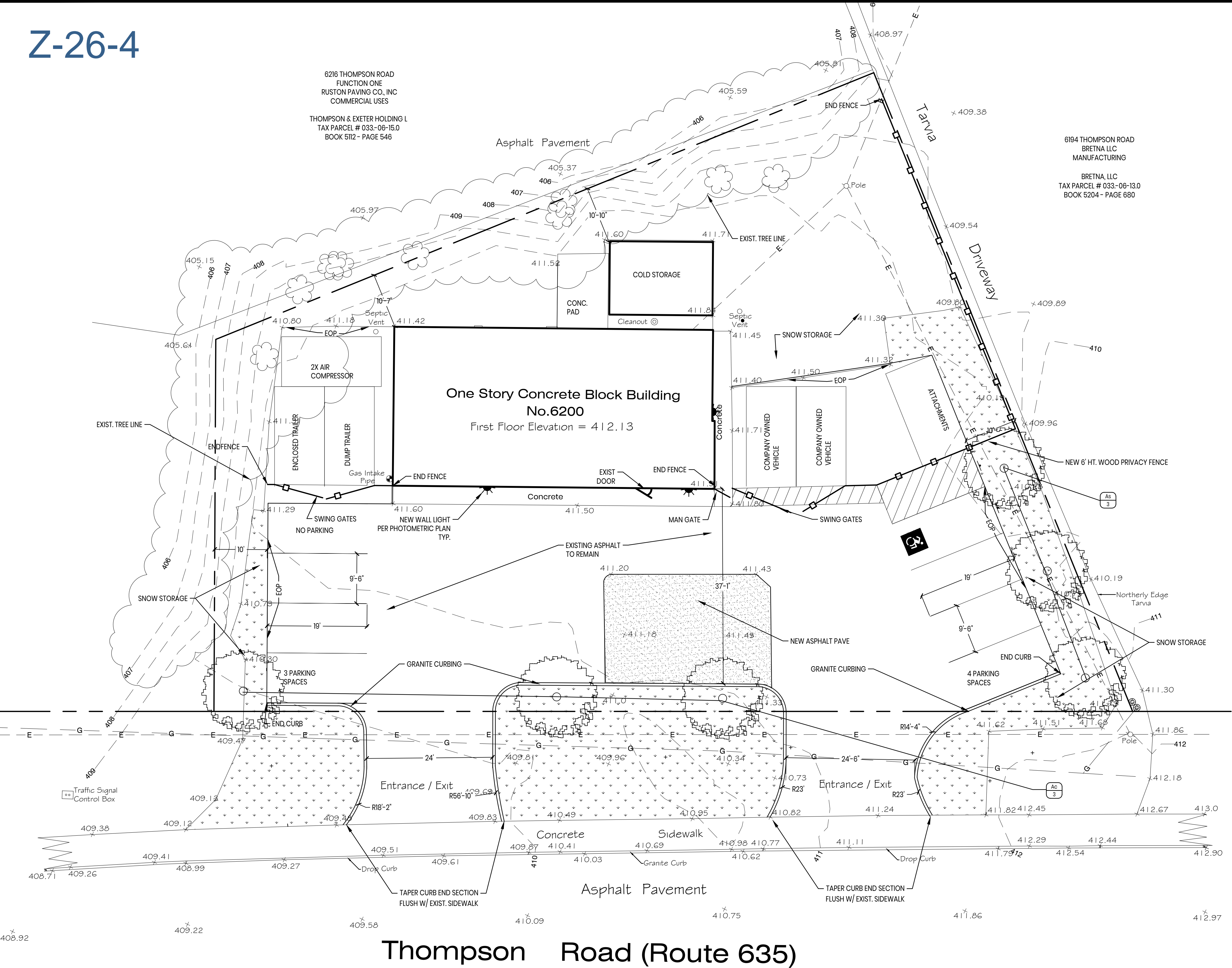
DATE: 12-16-25

#	DATE	DESCRIPTION

DRAWING:
SITE PLAN

DRAWING #

L.1.1



SITE PLAN
SCALE: 1" = 10' - 0"

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING ZONING: R-40 RESIDENTIAL

EXISTING PARCEL INFORMATION:

DOWNER ST RD. TAX MAP # 036-03-21.0 11.90± AC

LOT REQUIREMENTS:

MIN. LOT SIZE
MIN. LOT WIDTH
MIN. LOT DEPTH

CODE(R-40)

40,000 SF
150'
200'

PROPOSED PUD

12,900 SF
90'
124'

SETBACK REQUIREMENTS & RESTRICTIONS:

BUILDING SETBACK:

FRONT

50'(PRINC. + ACC.)

25'(PRINC. + ACC.)

SIDE (PRINCIPAL)

50'

5' (20' TOTAL BOTH SIDES)

SIDE (ACC. STRUC.)

15'

5'

REAR

50'(PRINC. + ACC.)

25'(PRINC.) 5'(ACC.)

MAX BUILDING HEIGHT:

30'

30'

MAX LOT COVERAGE (IMPERVIOUS)

20%

35%

Z-26-1

LEGEND

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINES

PROPOSED EASEMENT

PROPOSED CENTERLINE

PROPOSED SETBACK LINE

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One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 - www.classolutions.com

COA # 0021745



0 50 100
Scale in feet

THIS IS A PRELIMINARY DESIGN. UNLESS OTHERWISE NOTED, THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE ZONING REGULATIONS AND THE CHARACTER OF THE AREA. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE ZONING REGULATIONS AND THE CHARACTER OF THE AREA. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE ZONING REGULATIONS AND THE CHARACTER OF THE AREA.

SUBDIVISION FOR
JOHN KILLIAN
FILED: NOVEMBER 2, 1989
MAP No.: 7192
LOT 4
ZONE: R-40
FIRST METHODIST CHURCH
OF BALDWINVILLE, FORMERLY

PROJECT: NEW HARBOR HEIGHTS

PLANNED UNIT DEVELOPMENT
TOWN OF VAN BUREN, NY

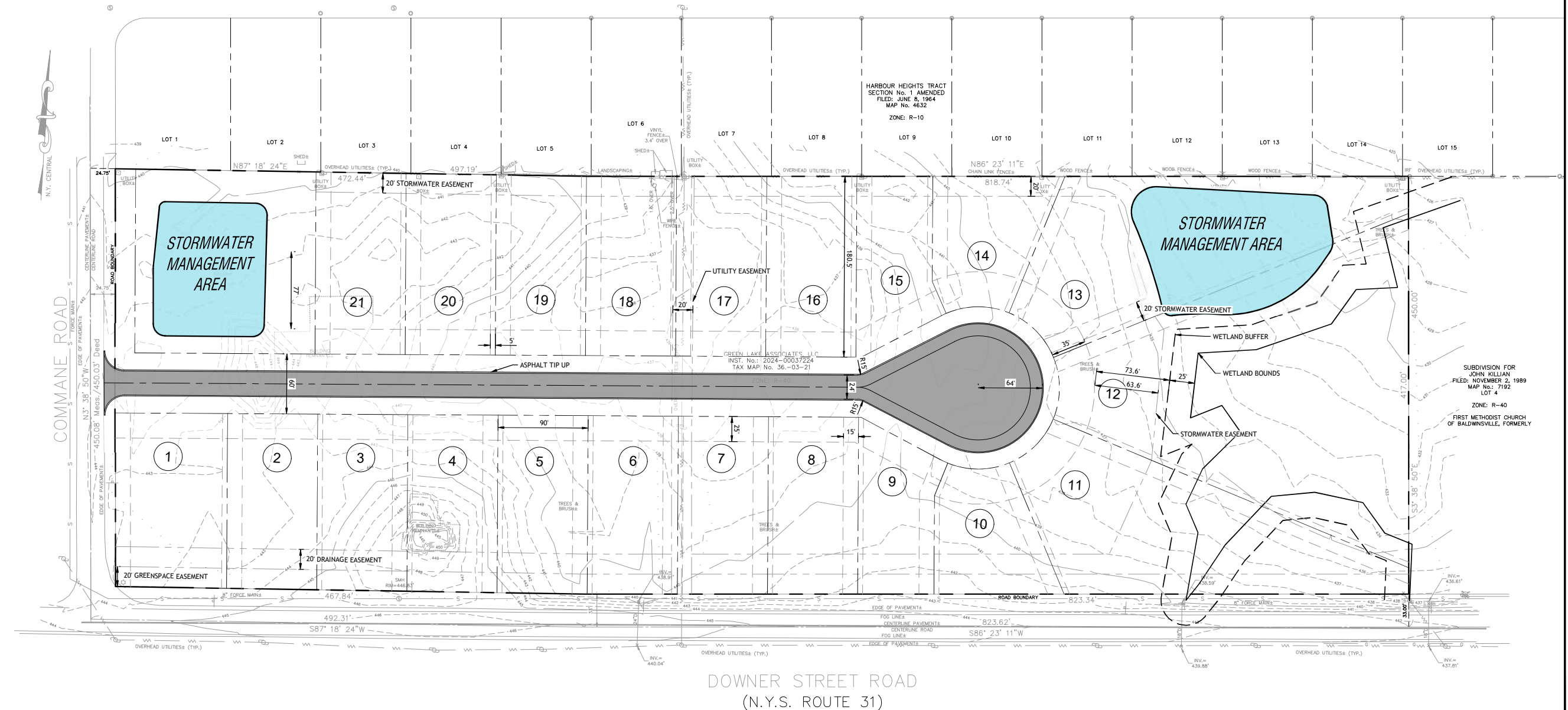
No.	Submittal / Revision	Appr	By	Date
1	WETLAND MAPPING	AJY	CKZ	11/25/25

LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
CKZ	CKZ	AJY
Issue Date:	Project No.:	Scale:
07/09/25	102612	AS SHOWN

Drawing No.:

C-101



File: V:\PROJECTS\WV\102612\102612-01-LAY-CON-DWG
Save: 11/22/2025 11:11:01 PM
User: CKZ
Title: C-101 LAY-CON-DWG



ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	NOTES
ZONING DISTRICT	-	BUSINESS	BUSINESS	CURRENTLY CONFORMING
LOT AREA	-	16, 852 SF	16, 852 SF	UNCHANGED
FRONT YARD SETBACK	MIN. 25 FT	29 FT	29 FT	UNCHANGED / CURRENTLY CONFORMING
SIDE YARD SETBACK (RIGHT)	MIN. 10 FT	1 IN.	1 IN.	UNCHANGED / CURRENTLY NOT CONFORMING
SIDE YARD SETBACK (LEFT)	MIN. 10 FT	13 FT	10.9 FT	>10FT NO VARIANCE REQ.
REAR YARD SETBACK	MIN. 20 FT	78 FT	78 FT	UNCHANGED / CURRENTLY CONFORMING
BUILDING HEIGHT	MAX. 35 FT	20 FT	20 FT	UNCHANGED / CURRENTLY CONFORMING
LOT COVERAGE	MAX. 80%	72.3%	72.3%	UNCHANGED / CURRENTLY CONFORMING
BUILDING COVERAGE	MAX. 30%	27.7%	27.7%	UNCHANGED / CURRENTLY CONFORMING
PARKING REQUIREMENT DELI/GROCERY	1 SPACE / 150 SF GFA	-	-	1792 SF / 150 = 11.94 = 12
PARKING REQUIREMENT BARBERSHOP	1 SPACE / 150 SF GFA	-	-	2302 SF / 150 = 15.34 = 16
PARKING PROVIDED	1 REQ'D (>28 TOTAL)	22	19	CURRENTLY NONCONFORMING
ADA SPACES		0	4	CURRENTLY CONFORMING
TRADITIONAL PARKING DIMENSIONS	19'-0" x 8'-6" - 30' 21'-0" x 8'-6" - 60'	-	19'-0" x 8'-6" - 30' 21'-0" x 8'-6" - 60'	CONFORMING / MEETS STANDARDS
HANDICAPPED PARKING DIMENSIONS	19'-0" x 8'-6" - 30' 21'-0" x 8'-6" - 60'	-	19'-0" x 8'-6" - 30' 21'-0" x 8'-6" - 60'	CONFORMING / MEETS OR EXCEEDS STANDARDS

TYPICAL SIGNAGE:

1. TENANT SHALL BE RESPONSIBLE FOR THE DESIGN, APPLICATION FOR REVIEW BY AHJ, AND INSTALLATION OF ANY SIGNAGE. TENANT SHALL RECEIVE OWNER APPROVAL PRIOR TO INSTALLATION OF ANY SIGNAGE.
2. FONTS, COLORS, AND ARRANGEMENT OF SIGNAGE TBD BY TENANT.
3. SIGNAGE SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS, AND MAY NOT EXCEED 30sqft.
4. SIGNAGE MAY CONTAIN ANY OBSCENE OR OFFENSIVE LANGUAGE.
5. SIGNAGE SHALL CONSIST OF CHANGES TO LETTERS MOUNTED ON A METAL RACEWAY.
6. SIGNAGE MAY BE INTERNALLY ILLUMINATED, ALL ELECTRICAL WIRING AND COMPONENTS MUST BE CONCEALED WITHIN THE CHANNEL LETTERS OR RACEWAY.
7. UNIDENTIFIED SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON NOTICE TO THE SIGNAGE.
8. NO SIGNAGE MAY CONSIST OF BLINKING, FLASHING, ROTATING, GLARING, OR MOVING LIGHTS.
9. TENANT SHALL ENSURE SIGNAGE IS MAINTAINED IN GOOD REPAIR.



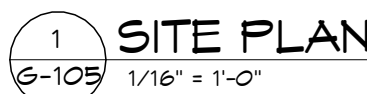
WALL SIGNAGE: (DEL) NORTH ELEVATION
SIGN DESCRIPTION: INTERIOR ILLUMINATED, BOXED UNIT, L.E.D.
SIGN MOUNTING: BOX
STREET FACING: ERIE BLVD EAST
EXISTING FACADE AREA: +/- 69'W X 14'H = +/- 866SF
10% OF FACADE AREA: +/- 866SF X 0.1 = 500 SF **(86.6SF ALLOWED)**
SIGNAGE: 1 TENANT WALL SIGN(S):
SIGN AREA DIMENSIONS (EACH): 24'-0" X 3'-0" - 72SF MAX
PROPOSED SIGNAGE AREA: TOTAL = 72SF



PROPERTY INFORMATION
TAX MAP #: 048-03-04.1
STREET ADDRESS: 3350 ERIE BLVD E, SYRACUSE, NY 13214
ZONING DISTRICT: BUSINESS (B)
ALLOWABLE SIGNAGE AREA: 72 SQUARE FEET (SF) PER STREET
FACE & <10% OF TOTAL STREET FACING FACADE AREA.

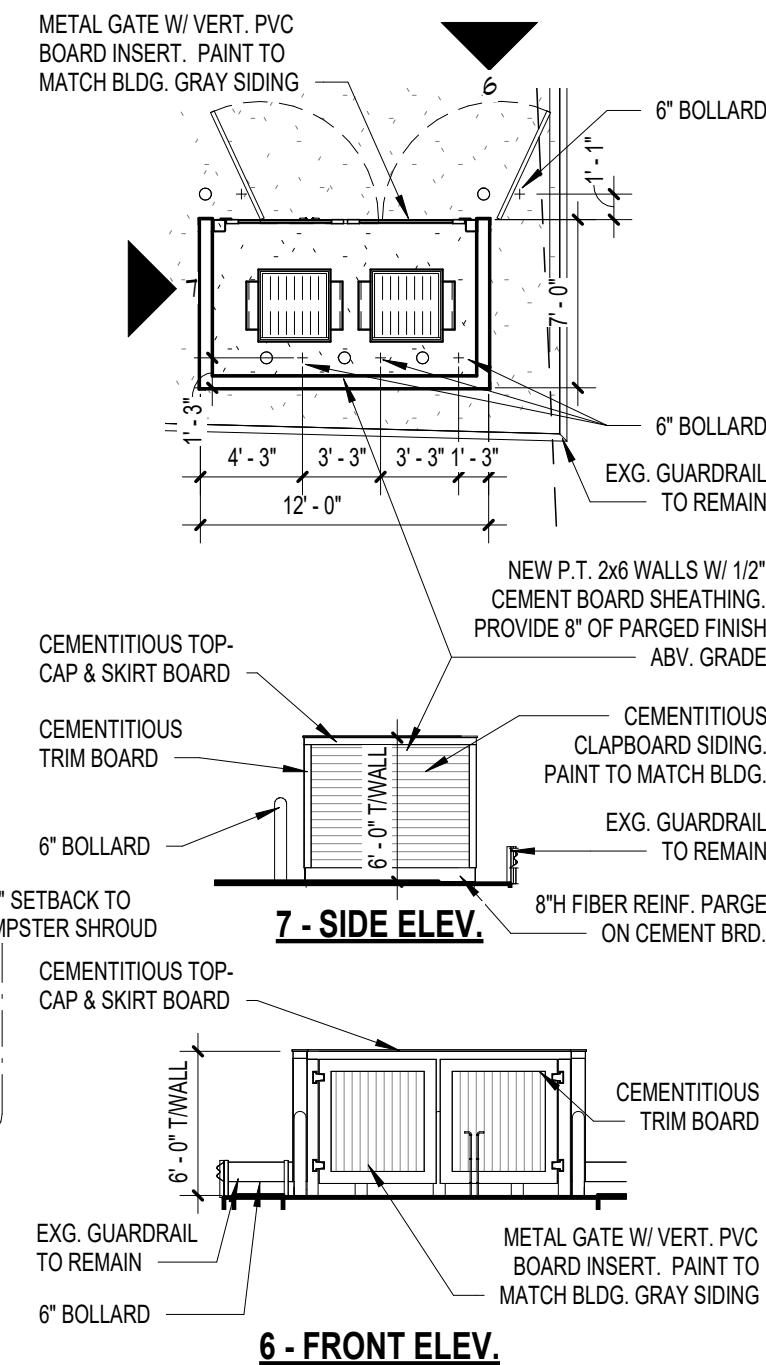


NOTE:
1. ALL EXISTING LANDSCAPING TO REMAIN



GENERAL SITE NOTES:

1. EXISTING SITE DETAILS TO REMAIN.
2. PARKING SPACES TO BE STRIPED / RESTRIPTED TO MATCH DRAWING. PARKING SPACES TO HAVE CONCRETE CURBS.
3. BICYCLE STANDS TO BE PROVIDED FOR 5 BICYCLES.
4. ALL EXISTING SITE LIGHTING TO REMAIN AS IS.
5. ACCESSIBLE PARKING SPACE ADDED FOR COMPLIANCE.



PROPOSED DUMPSTER SURROUND

PROJECT: **3350 ERIE DELI AND GROCERY**

3350 ERIE BLVD E, SYRACUSE, NY

TITLE: SITE PLAN



Project Status: PERMIT

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
034161
NY. REG. NO. DATE

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Date 12/10/2025	Scale As indicated
Project Number 25043	Drawn by JLM

SHEET NUMBER

G-105

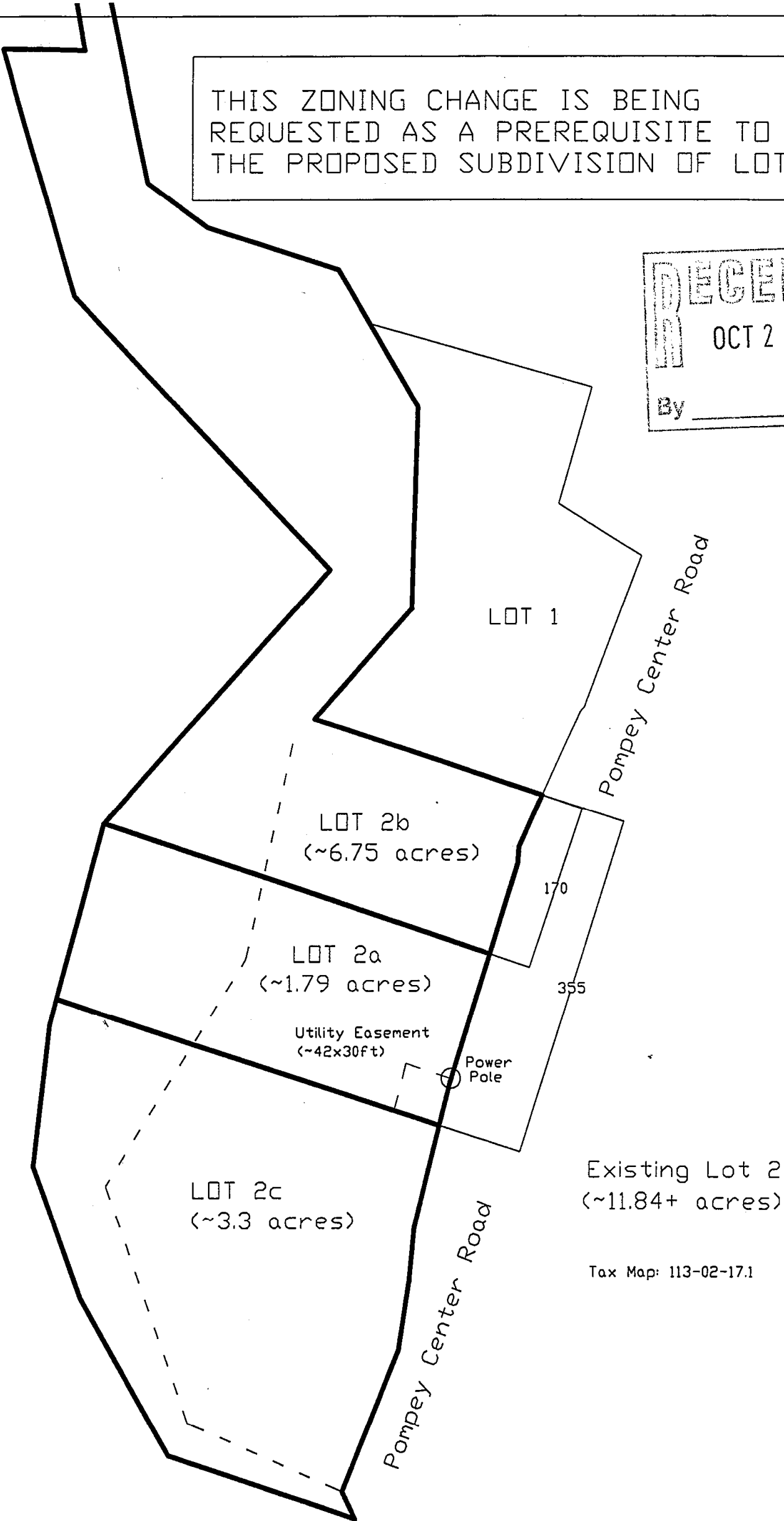
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12/18/2025

Z-26-5

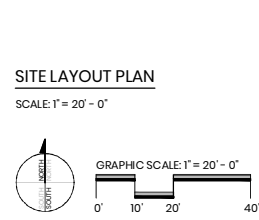
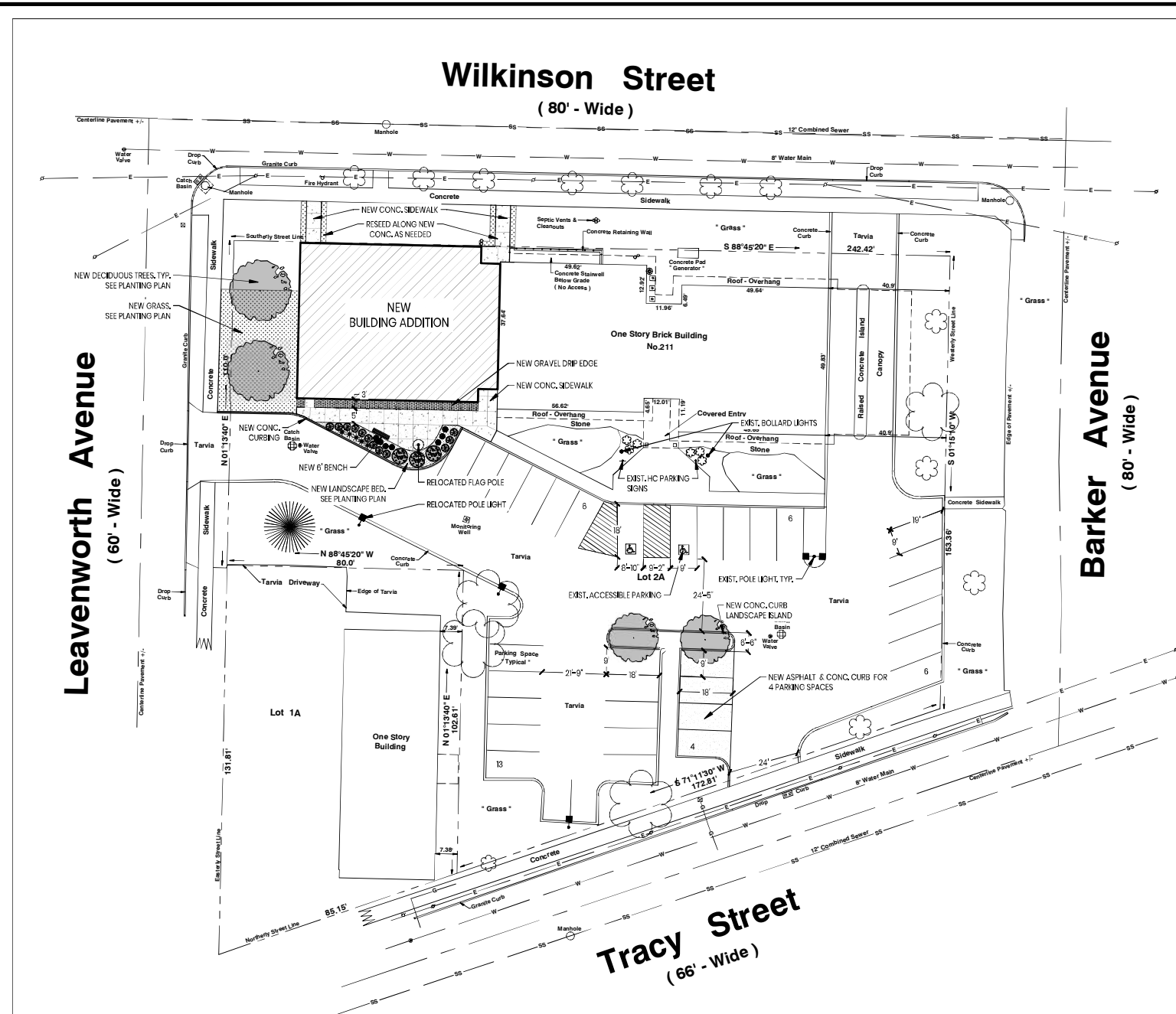
THIS ZONING CHANGE IS BEING REQUESTED AS A PREREQUISITE TO THE PROPOSED SUBDIVISION OF LOT #2

RECEIVED
OCT 21 2025
By _____



Z-26-2

PLOT DATE: 11/14/2025 2:03 PM

[illegible]

BULK REGULATIONS TABLE:			
ZONE: MX - 3 MIXED USE TRANSITION ZONE			
USE: FINANCIAL INSTITUTION / GATHERING SPACE			
	REQUIRED	EXIST.	PROPOSED
SETBACKS:			
FRONT YARD (WILKINSON)	0'	45.5'	40.5'
DEAR YARD (LEAVENWORTH)	0' 10' CORNER LOT	189'	57'
REAR YARD (TRACY)	4'	141'	123'
LOT COVERAGE (ALL NON NAT.)	95%	75%	78%
PARKING	1 PER 500 SQ FT (GFA (BY STALLS))	39	35
AREA OF DISTURBANCE			6,600 SQ/FT
TOTAL LOT AREA		38,515 SQ/FT	38,515 SQ/FT



CORNER OF BARKER AND TRACY - FACING N



CORNER OF BARKER AND TRACY - FACING W.



CORNER OF LEAVENWORTH AND WILKINSON - FACING S



CORNER OF LEAVENWORTH AND WILKINSON - FACING E.



FRONT OF BUILDING - FACES SOUTH TOWARDS TRACY



REAR OF BUILDING - FACES NORTH TOWARDS WILKINSON



Terry Horst
LANDSCAPE
ARCHITECTURE, PC

PHONE: 315-472-2461
WWW.THORSTLANDSCAPEARCH.COM
308 HAWLEY AVENUE, SYRACUSE, NEW YORK



SYRACUSE FIRE DEPT. FCU
BUILDING ADDITIONS
211 WILKINSON STREET SYRACUSE, NY

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LAWS.

SCALE: AS SHOWN

DRAWN BY: MCM & TDH

DATE: 14 NOVEMBER 2012

[illegible]

DRAWING:
SITE LAYOUT PLAN

DRAWING #

L-101

Town of Elbridge Zoning Map



0 0.38 0.75 1.5 Miles

Zoning

- AGR-Agricultural
- B1-Business 1
- B2-Business 2
- B3-Business 3
- IND-Industrial
- MUN-Municipal
- PD-Planned District
- R1-Residential 1
- RR-Rural Residential
- S-Service

CAYUGA COUNTY

CROSS LAKE

Interstate 90

Village of
Jordan

Village of
Elbridge