

## ONONDAGA COUNTY PLANNING BOARD

Wednesday, June 11, 2025 11:00 AM Carnegie Building 335 Montgomery St., 1st Floor

## **MEETING AGENDA**

- I. Call to Order
- II. Approval of the Minutes of the May 21, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

S-25-18 PRELIMINARY

SUBDIVISION Villas @ Seneca

Karl Ashley / Ashley Real Estate Holdings

at Gentry Street and Tappan Street Tax Map # 015.-01-12.2

Village of Baldwinsville

Received: 5/27/2025 30-Day Deadline: 6/26/2025

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

- the applicant is proposing to subdivide an 8.78-acre parcel into 19 residential lots in a Residential (R1-A) zoning district; and
- the site is a wooded, vacant parcel on the west side of the Village of Baldwinsville; the area is comprised of a mix of residential neighborhoods, a few large parcels containing active farmland; Riverside Cemetery, Van Buren Elementary School, and Diane Reeves Memorial Park are all within close proximity to the site; the site is separated from the Seneca River by Hunter Drive, a local road, and residential lots lining the south side of the river; the site abuts Gentry Street to the east and has two access points to Tappan Street to the south; and
- per the Preliminary Subdivision Plan dated 4/2025, the applicant is proposing a 19-lot subdivision with lots ranging from 0.22 acres to 0.62 acres; access to the lots will be via an extension of Hunter Drive in the northwest corner, connecting to Gentry St to the east, both Village roads; and
- per the Environmental Assessment Form (EAF) dated 4/7/25, 7 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, a stormwater management area will be located along the northern boundary of the site, within proposed Lot 1 ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- per the referral notice, the site has access to public drinking water and new connections are proposed to serve the development; per the EAF, the development is anticipated to require 5,700 gallons of drinking water per day;

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

per the referral notice, the site has access to public wastewater service and new connections are proposed to serve the development; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service areas;

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

- per the Subdivision Plan, a 25'-wide sanitary sewer easement occurs along the northern boundary of the site connecting to a 30'-wide sanitary sewer easement occuring along the eastern site boundary with the label "approx. location of Village force main" and
- current FEMA Flood Insurance Rate Maps (FIRM) indicate the 100-year floodplain and floodway for the Seneca River are located to the north, not on the subject parcel; per the Subdivision Map, the site is not located in the 100-year floodplain; and
- 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; the portion of the site along Tappan Street is located within a priority zone; per aerial imagery from May 2024, there are no public sidewalks within close proximity to the site; and
- per the Central New York Regional Transportation Authority (CENTRO), Downer Street has public transit service and bus stops are located within 0.5 miles of the site; and the site is located over, or immediately adjoining, primary and principal aquifers (per
- 12 EAF Mapper); and
- the site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- 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



S-25-18

S-25-20 SUBDIVISION See Also Case: Marc Lebiedzinski

Z-25-167 at 7985 Morgan Road Tax Map # 081.-29-06.0

Town of Clay

Received: 5/28/2025 30-Day Deadline: 6/27/2025

- General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- the applicant is proposing to subdivide a 3.09-acre parcel into two new lots, Lot 100 (1.79 acres) and Lot 101 (1.30 acres), in a One-Family Residential (R-40) zoning district; and the Board is concurrently reviewing an area variance referral (Z-25-167) to allow this proposed subdivision; and
- the Board previously offered No Position with Comment on a zone change referral (Z-24-357) to change the site from Residential/Agricultural (RA-100) to One Family Residential (R-15), encouraging the Town to revisit whether the R-15 district was appropriate for the site as that zoning district is intended for parcels with access to public sewer lines and advising any development would require the Onondaga County Department of Health to approve or accept any existing or proposed septic; and
- per an email with the Town dated 5/27/25, the applicant changed the zone change request from R-15 to One-Family Residential District (R-40), noting the site does not have public sewer access; the zone change request to R-40 was not referred to this Board; per the Town Code, the R-40 district is intended "to allow lower-density, single-family uses and supportive nonresidential development within the portions of the Town that are not served by public sewers"; parcels on the west side of Morgan Road are predominantly in Residential zoning districts and parcels on the east side of Morgan Road are in Industrial zoning districts; and
- the site is located on Morgan Road, a county highway, in an area characterized by a mix of commercial land uses along major routes, interspersed with and surrounded by residential in this highly trafficked corridor; nearby commercial include a storage facility and a dance school; railroad tracks belonging to NY Central Lines abuts the site to the rear; the Woodward Industrial Park is located across Morgan Road; residential developments are located north and south of the site; and
- the site is a triangular shaped parcel with 514.58' of frontage on Morgan Road, a county road; the site contains an approximately 3,400 sf building and driveway to Morgan Road, surrounded by trees and brush; and
- per the Variance Plan Windsor Property Group map dated 5/16/25 which shows the proposed lots, the applicant is seeking to divide the 3-acre site into Lot 100 (1.79 acres) and Lot 101 (1.30 acres); proposed Lot 100 comprises the northern portion of the site and will have 181.84' of frontage on Morgan Road; proposed Lot 101 will be triangular, have 227.74' of frontage on Morgan Road, and its 486.41' southwestern lot boundary abuts rail lines belonging to NY Central Lines; per the Variance Map, the existing building and driveway to Morgan Road will be on proposed Lot 100 and a residence with driveway to Morgan Road will be constructed on proposed Lot 101;

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

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

proposed Lot 101 to have a lot area of 56,817 sf when 70,000 sf is required; and per the Environmental Assessment Form (EAF) dated 5/16/25, 3.09 acres of the site will be disturbed by the proposed project; stormwater mitigation plans are not detailed in the referral materials:

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

- per the referral notice, a new connection to public drinking water is proposed to serve the proposed house; per GIS Mapping, OCWA infrastructure traverses the site adjacent to the northern parcel boundary before connecting to water lines along Morgan Road; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, one new individual septic system is proposed to serve the new residential lot;
  ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health

Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision; and

- the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, development of the site will result in some trees being removed; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and



S-25-20

Z-25-161 SITE PLAN See Also Case: JRG II Operations, LLC **JRG** Operations at 203 Cambridge Avenue Z-25-162 Town of Salina

Tax Map # 066.-05-08.0

Received: 5/19/2025 30-Day Deadline: 6/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review 1 approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway, and LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- the applicant is proposing to convert a vacant warehouse into a motor vehicle repair 2 service facility on a 0.85-acre parcel in an Industrial (I-1) zoning district; and
- the Board is concurrently reviewing a special permit referral (Z-25-162) to allow this 3 proposed motor vehicle repair service facility; and
- the site is located south of NYS Thruway, east of NYS Route 11, and north of CSX 4 railroad tracks; residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east; and
- the site contains an approximately 10,500 sf building (per GIS Mapping) located in the 5 northwest corner of site; per aerial imagery from May 2024, the building is surrounded by asphalt, providing parking, outdoor storage, access to loading areas along the sides of the building and unrestricted access to Raphael Avenue, a local road; and
- the applicant is proposing to convert an existing facility for use as a motor vehicle repair 6 and service facility; per a Site Plan dated 5/7/25, an 8'-high chain link fence and gate will be installed at the front of the site, the parking lot will be restriped, bollards installed around an existing utility pole, and a gravel surface will be redone along the northern parcel boundary; and
- per GIS Mapping, county-owned sewer infrastructure crosses the site near the southern 7 site boundary; per the Location Survey dated 9/10/24, the southern portion of the site had belonged to the Town of Salina and was conveyed to the owner of the northern portion of the site and combined with that lot; and
- per the Environmental Assessment Form (EAF) dated 5/8/25, 0.85 acres of the 0.85-acre 8 site will be disturbed by the proposed project; onsite stormwater mitigation is not discussed in the referral materials; and
- per the referral notice, the site is served by public drinking water and no changes to the 9 existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in demand:

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

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

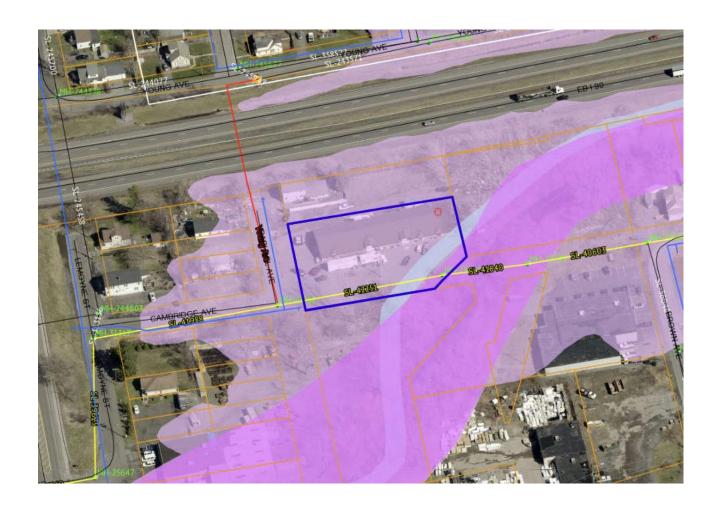
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses,

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

- the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; per GIS Mapping, Ley Creek circulates adjacent to the southeast corner of the site; and
- per GIS Mapping, the federally regulated Ley Creek, a class B stream (ID 895-11) is located adjacent to and may encroach on the southeast corner of the site; per the Location Survey dated 9/10/24, Ley Creek is located outside of the site boundaries, but boundaries for the wetland, floodplain, and floodway are not depicted in the referral materials; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is
- located within the 100-year floodplain with the southeast boundary of the site, including a portion of the asphalt parking lot, is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged;

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

the project is within 2,000 feet of multiple sites (IDs: 734067, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-25-161

Z-25-162 SPECIAL PERMIT See Also Case: JRG II Operations, LLC **JRG** Operations Tax Map # 066.-05-08.0 at 203 Cambridge Avenue Z-25-161 Town of Salina Received: 5/19/2025 30-Day Deadline: 6/18/2025 General Municipal Law Section 239-m allows the County Planning Board to review 1 issuance of special permits and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway, and LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and the applicant is requesting a special permit to convert a vacant warehouse into a motor 2 vehicle repair service facility on a 0.85-acre parcel in an Industrial (I-1) zoning district; the Board is concurrently reviewing a site plan referral (Z-25-161) for this proposed 3 motor vehicle repair service facility; and

- the site is located south of NYS Thruway, east of NYS Route 11, and north of CSX 4 railroad tracks; residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east; and
- the site contains an approximately 10,500 sf building (per GIS Mapping) located in the 5 northwest corner of site; per aerial imagery from May 2024, the building is surrounded by asphalt, providing parking, outdoor storage, access to loading areas along the sides of the building and unrestricted access to Raphael Avenue, a local road; and
- the applicant is proposing to convert an existing facility for use as a motor vehicle repair 6 and service facility; per a Site Plan dated 5/7/25, an 8'-high chain link fence and gate will be installed at the front of the site, the parking lot will be restriped, bollards installed around an existing utility pole, and a gravel surface will be redone along the northern parcel boundary; and
- per GIS Mapping, county-owned sewer infrastructure crosses the site near the southern 7 site boundary; per the Location Survey dated 9/10/24, the southern portion of the site had belonged to the Town of Salina and was conveyed to the owner of the northern portion of the site and combined with that lot; and
- per the Environmental Assessment Form (EAF) dated 5/8/25, 0.85 acres of the 0.85-acre 8 site will be disturbed by the proposed project; onsite stormwater mitigation is not discussed in the referral materials; and
- per the referral notice, the site is served by public drinking water and no changes to the 9 existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in demand;

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

- per the referral notice, the site is served by public sewers and is located in the 10 Metropolitan Wastewater Treatment Plant service area and no changes to the existing infrastructure are proposed; it is unclear whether the proposed use will result in an increase in use:
  - ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated

sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; per GIS Mapping, Ley Creek circulates adjacent to the southeast corner of the site; and per GIS Mapping, the federally regulated Ley Creek, a class B stream (ID 895-11) is located adjacent to and may encroach on the southeast corner of the site; per the Location Survey dated 9/10/24, Ley Creek is located outside of the site boundaries, but boundaries for the wetland, floodplain, and floodway are not depicted in the referral materials; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole of the site is located within the 100-year floodplain with the southeast boundary of the site, including a portion of the asphalt parking lot, is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally

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

the project is within 2,000 feet of multiple sites (IDs: 734067, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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Z-25-162

Z-25-167 AREA VARIANCE See Also Case: Marc Lebiedzinski

S-25-20 at 7985 Morgan Road Tax Map # 081.-29-06.0

Town of Clay

Received: 5/27/2025 30-Day Deadline: 6/26/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- the applicant is requesting area variances to reduce the minimum lot width and minimum lot area on two proposed parcels in a One-Family Residential (R-40) zoning district; and the Board is concurrently reviewing a subdivision referral (S-25-20) to divide the site into two new lots: and
- the Board previously offered No Position with Comment on a zone change referral (Z-24-357) to change the site from Residential/Agricultural (RA-100) to One Family Residential (R-15), encouraging the Town to revisit whether the R-15 district was appropriate for the site as that zoning district is intended for parcels with access to public sewer lines and advising any development would require the Onondaga County Department of Health to approve or accept any existing or proposed septic; and
- per an email with the Town dated 5/27/25, the applicant changed the zone change request from R-15 to One-Family Residential District (R-40), noting the site does not have public sewer access; the zone change request to R-40 was not referred to this Board; per the Town Code, the R-40 district is intended "to allow lower-density, single-family uses and supportive nonresidential development within the portions of the Town that are not served by public sewers"; parcels on the west side of Morgan Road are predominantly in Residential zoning districts and parcels on the east side of Morgan Road are in Industrial zoning districts; and
- the site is located on Morgan Road, a county highway, in an area characterized by a mix of commercial land uses along major routes, interspersed with and surrounded by residential in this highly trafficked corridor; nearby commercial include a storage facility and a dance school; railroad tracks belonging to NY Central Lines abuts the site to the rear; the Woodward Industrial Park is located across Morgan Road; residential developments are located north and south of the site; and
- the site is a triangular shaped parcel with 514.58' of frontage on Morgan Road, a county road; the site contains an approximately 3,400 sf building and driveway to Morgan Road, surrounded by trees and brush; and
- per the Variance Plan Windsor Property Group map dated 5/16/25 which shows the proposed lots, the applicant is seeking to divide the 3-acre site into Lot 100 (1.79 acres) and Lot 101 (1.30 acres); proposed Lot 100 comprises the northern portion of the site and will have 181.84' of frontage on Morgan Road; proposed Lot 101 will be triangular, have 227.74' of frontage on Morgan Road, and its 486.41' southwestern lot boundary abuts rail lines belonging to NY Central Lines; per the Variance Map, the existing building and driveway to Morgan Road will be on proposed Lot 100 and a residence with driveway to Morgan Road will be constructed on proposed Lot 101;

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

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

proposed Lot 101 to have a lot area of 56,817 sf when 70,000 sf is required; and per the Environmental Assessment Form (EAF) dated 5/16/25, 3.09 acres of the site will be disturbed by the proposed project; stormwater mitigation plans are not detailed in the referral materials:

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

- per the referral notice, a new connection to public drinking water is proposed to serve the proposed house; per GIS Mapping, OCWA infrastructure traverses the site adjacent to the northern parcel boundary before connecting to water lines along Morgan Road; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, one new individual septic system is proposed to serve the new residential lot;
  - ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for all lots less than five acres prior to Department endorsement of the subdivision; and
- the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, development of the site will result in some trees being removed; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and



Z-25-167

Z-25-168 SITE PLAN

Eric Lorraine (Saab, Inc.) Saab

at 6841 Collamer Road Tax Map # 020.-01-12.1

Town of DeWitt

Received: 5/28/2025 30-Day Deadline: 6/27/2025

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (Route 298) and Interstate Route 481, both state highways; and

- the applicant is proposing to renovate the vacant former 481 sports facility to support assembly, repair, testing and servicing of technical products (Saab) on a 27.95-acre parcel in a HighTech zoning district; and
- per the referral notice the applicant is proposing to renovate an existing building, that formally housed Sport Center 481, to support the assembly, repair, testing, and servicing of technical products; the project includes interior improvements including offices, training rooms, and warehouse space and exterior improvements including pavement, fencing, landscaping, and screening; per the Concept Plan the applicant will maintain an existing driveway to a signalized intersection on Bridgeport Collamer Road, a state road, and will restore existing pavement and expand the paved surface, the applicant will maintain two stormwater management areas; and
- the site abuts NYS Route 481 and the Exit 7 ramp for NYS 481 to the west, and has frontage along Collamer Road to the south; the site includes an existing metal sided building and a parking lot; nearby uses include an Aspen Park Financial, Northwestern Mutual and the CNY Film Hub located to the south and detached residential homes located to the east of the parcel; North Branch Ley Creek abuts the property to the north and its associated wetland encompasses the rear of the 28-acre parcel; and
- per the topographic survey map, an approximately 99-foot wide Onondaga County Water District easement is located on the parcel to the east of the existing building; and ADVISORY NOTE: The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval; and

ADVISORY NOTE: No permanent structures shall be permitted in the 99-foot wide Onondaga County Water District easement on the parcel, as per the Metropolitan Water Board; and

- per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, however a significant change in use is proposed with potential for increased water usage;
  - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, the site is served by an individual septic system and no changes to the existing infrastructure are proposed; however, a significant change in use is proposed and potential for increased usage is likely; industrial and hazardous materials are also indicated on site, which may require Industrial Waste Disposal permitting; ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health

Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property; and

- the nearest Centro bus stop is located approximately 1.3 miles from the site at the intersection Collamer Road and Schuyler Road; and
- per the Environmental Assessment Form (EAF) dated 5/21/25, 5.8 acres of the site will be disturbed by the proposed project and "stormwater will be conveyed via new and existing swales on site"; per the Concept Plan, stormwater management areas will be located at the northern and southern ends of the site;

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

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

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

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

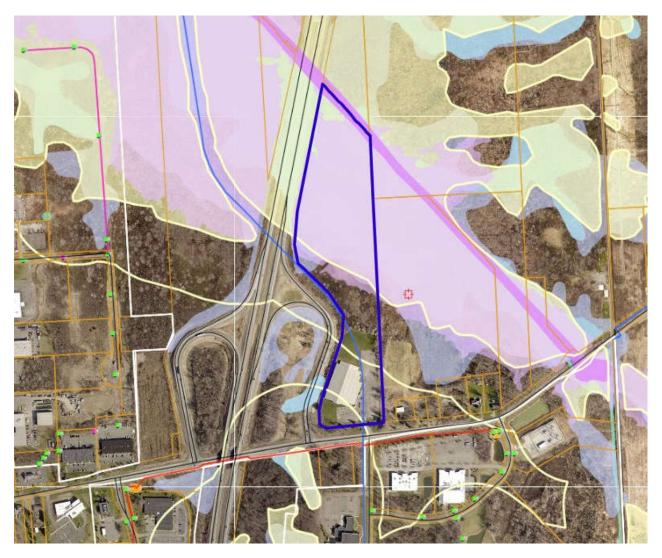
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

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

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

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

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Z-25-168

Z-25-171 OTHER

AUTHORIZATION Highbridge Senior Apartments

Highbridge Senior Apartments

at Highbridge Street Tax Map # 093.-01-05.1

Town of Manlius

Received: 5/29/2025 30-Day Deadline: 6/28/2025

General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Highbridge Street (Route 109), a county highway; and

- the applicant is proposing to update their Planned Unit Development (PUD) District Plan to allow construction of a 102-unit senior apartment facility on an 8.77-acre parcel currently zoned Commercial A (CA); and
- 3 the Board has reviewed multiple referrals regarding this PUD and the proposed senior apartment facility, most recently recommending Modification of a site plan referral (Z-25-119) advising the applicant to continue to coordinate access with the Onondaga County Department of Transportation (OCDOT), to continue coordinating with the Onondaga County Department of Water Environment Protection (OCDWEP) regarding wastewater plans for the site, and to coordinate with the NYS Department of Environmental Conservation (DEC) regarding any onsite wetlands; the Board also provided a comment encouraging the applicant to consult with US Fish and Wildlife and the New York Natural Heritage Program to minimize the impact to any endangered bat species present on site; previously the Board reviewed a proposed zone change referral (Z-23-234) from Commercial A (CA) to Planned Unit Development (PUD) and a proposed zone change referral (Z-23-141) from Commercial A to Residential 5 providing similar requirements and comments; and
- the site is near residential neighborhoods west of the Village of Manlius, adjacent to
  Brookdale Alzheimer's & Dementia Care facility and across Highbridge Street from the
  Wildwood Ridge apartment complex; and
- the site is a vacant, wooded parcel with the eastern and southern parcel boundaries sloping steeply up to adjacent single-family homes; the site has frontage opposite the Brookdale facility on Gramercy Circle, a local road, and frontage along Highbridge Street, a county route; and
- per a letter from Keplinger Freeman Associates to the Town dated 4/30/25, the applicant is requesting approval of the amended Highbridge Senior Apartments PUD District Plan; the Highbridge Senior Apartments PUD was initially approved on 12/6/23; per the letter, changes from the previous versions of this development include increasing residential units from 86 to 102, reducing the parking ratio from 2.0 spaces per unit to 1.5 spaces per unit, and reducing onsite parking;
- per the Layout Plan dated 4/29/25, the proposed complex will have two access points from Gramercy Circle, leading to a parking lot, backed by the 102-unit senior apartment building along with a pergola, firepit, and pickleball court; per a Parking Data Chart on the Layout Plan, the complex will have 58 exterior spaces and 76 basement-garage spaces;

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

the Site Preparation Plan dated 4/29/25 and the Layout Plan shows multiple existing and

proposed easements: an existing utility easement on the adjacent Brookdale facility parcel which encroaches on the site along the northern site boundary will remain; a new 12'-wide access easement is proposed to connect Gramercy Circle with the proposed stormwater facility; a New York Telephone Company easement along the Highbridge Street frontage will remain; a proposed 10'-wide sidewalk easement "to Village of Manlius" is depicted along the Highbridge Street frontage; and

- per the previously submitted Environmental Assessment Form (EAF) dated 4/12/23, 5.00 acres of the site will be disturbed by the proposed project; per the Layout Plan dated 4/29/25, a stormwater basin will be constructed between the proposed building and the existing slope and will connect to the existing stormwater basin at the rear of the adjacent Brookdale facility; per the Layout Plan, a proposed drainage easement to Brookdale includes the proposed stormwater facility to where it connected with the adjacent parcel; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- per the referral notice, a new connection to public drinking water is proposed to serve the complex;
  - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, the site is to be served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and a new connection is proposed;
  - ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and
- GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to coincide with existing stormwater facilities on the adjacent parcel and the proposed location of the on-site stormwater facilities; wetlands and the associated 100'-buffer are not depicted in the referred plans; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and
- per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 2 miles from the site; CENTRO is unable to serve senior residents at this location; and
- the site may contain the Indiana Bat and/or Northern Long-eared Bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some significant wooded areas on site will be removed; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper);

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



Z-25-171

### Z-25-174 SITE PLAN

Wilkins Recreational Vehicles, Inc.

Wilkins Recreational Vehicles
at 8010 Brewerton Road

Tax Map # 044.-03-01.1

Town of Cicero

Received: 5/29/2025 30-Day Deadline: 6/28/2025

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and

- the applicant is proposing minor site improvements on a 13.85-acre parcel to establish an RV dealership in an existing building in a Regional Commercial zoning district; and
- the Board previously recommended Modification of site plan, zone change, and subdivision referrals (Z-21-70, Z-21-71, and S-21-9) to establish a new residential development on the site and adjacent parcel, advising the applicant is required to coordinate Route 11 access plans with the NYS Department of Transportation (NYSDOT) and submit a Traffic Impact Study (TIS) and Stormwater Pollution Prevention Plan (SWPPP), coordinate with the Onondaga County Departments of Water Environment Protection and Health Department (OCDWEP and OCHD) regarding any extension of wastewater infrastructure, and advising the Town to require cross access easements; the Board also encouraged mixed-income residential in the proposed development, and to incorporate pedestrian, bike, and public transit accommodations on site; per aerial imagery from May 2024, the proposed changes appear to not have occurred; the Board has also reviewed a number of previous referrals (Z-17-57, S-17-20, and Z-18-112) for construction of the auto dealership on site; and
- the site is located along the highly commercialized and high-traffic NYS Route 11 corridor with surrounding medium and large-scale retail uses and small residential neighborhoods; the site has frontage on Route 11 and contains an existing 43,667 sf building and associated parking for a used car dealer; the site has an existing driveway onto Route 11 and a private access road that extends along the northern lot line to a rear parcel; a portion of a former driveway, previously used for vehicle display, extends into the NYS Route 11 right-of-way;

ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to Route 11 will be permitted; and

- per the Environmental Assessment Form (EAF) dated 5/19/25, the applicant is proposing to utilize the site for a Wilkins RVE Dealership with minor site changes proposed including restriping the asphalt, removal of 6 light poles, the addition of fencing/gates, and installation of an RV dump station at the rear of the existing building; per the Conceptual Site Plan dated 5/21/25, the new security fencing will be installed along the perimeter of the existing facility with gates positioned at entrances; new overhead doors are proposed for the exterior of the existing building; no other exterior changes are proposed at this time; and
- the access road occurs along northern portion of the site, providing access to the site and lands to the rear; the Town and development community have contemplated potential development of lands to rear of this site, utilizing this access road; and
- per the EAF, 0.01 acres of the site will be disturbed by the proposed project and "existing stormwater management systems to remain, with no increase in impervious land coverage"; and
- per the referral notice, the site is served by public drinking water and an increase in demand is anticipated;

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

per the referral notice, the site is served by public sewers, is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, and an increase in flow is anticipated;

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

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

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Z-25-174

### Z-25-172 SITE PLAN

Cicero Fire Department
at 8377 Brewerton Road

Cicero Fire Department
Tax Map # 091.-01-10.1

Town of Cicero

Received: 5/29/2025 30-Day Deadline: 6/28/2025

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 31, both state highways; and

- the applicant is proposing construction of a 56' X 38' metal storage building for storage of antique fire equipment on a 5.76-acre parcel in a General Commercial (GC) zoning district; and
- the Board previously recommended Disapproval of a site plan referral (Z-15-87) to demolish an existing fire station and construction a new 15,000 sf fire station, advising the Town, Fire Department, and applicant to explore different site planning, particularly with regarding to the location and number of driveways to address longstanding issues with the site regarding safe ingress/egress; per aerial imagery, construction of the new station and demolition of the old station has occurred; and
- the site is located along Brewerton Road, NYS Route 11, just north of its intersection with NYS Route 31 and west of Interstate 81; the area is characterized by a mix of commercial and residential along roadways with neighboring large parcels containing agriculture and/or woodlands; and
- per aerial imagery, the site contains an approximately 15,220 sf fire station located along Brewerton Road, with an expansive driveway from the equipment bay plus two approximately 24'-wide drieways, all to Brewerton Road; car parking is located along the northern and southern sides of the building with a rear parking lot; the rear portion of the site is vacant;
  - ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to Brewerton Road will be permitted; and
- per a letter to the Town from Napierala Consulting dated 5/6/25, the applicant is proposing construction of a 56'x38' metal storage structure at the rear of the developed portion of the site to house antique and rarely used firefighting equipment along with grounds maintenance equipment; per the Outdoor Storage Site Plan dated 5/6/25, an existing stormwater management area is located at the rear of the rear parking lot; the storage building will be located the rear of that stormwater area, accessed by a driveway (composed of asphalt millings) stemming from the northwest corner of the rear parking lot; and
- per the Environmental Assessment Form (EAF) dated 5/6/25, 0.25 acres of the site will be disturbed by the proposed project and any additional stormwater will be directed to the two on-site stormwater management area; the Site Plan shows the second stormwater management area is located northwest of the northwest corner of the rear parking lot; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- per the referral notice, the site is served by public drinking water and public sewers and no change to the existing infrastructure is proposed; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

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

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

- per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; and
- the site is located near the American Legion Post #787 and Structure #31 which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and



Z-25-172

Z-25-175 ZONE CHANGE

McDonald's USA, LLC at 4979 West Taft Road

McDonald's restaurant Tax Map # 107.-20-01.1

Town of Clay

Received: 5/30/2025 30-Day Deadline: 6/29/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and
- the applicant is proposing a zone change on a 1.269-acre portion of a 19.99-acre parcel from Limited Use for Gasoline Services (LuC-1) to Regional Commercial (RC-1) to facilitate the construction of a McDonald's restaurant with drive-thru; and
- the Board has reviewed multiple referrals regarding this proposed McDonalds, most recently recommending Modification of a special permit referral (Z-25-79) to construct a 4,400 sf McDonald's with drive-thru, advising the applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation (OCDOT) and provide a Traffic Impact Study (TIS) for the full build out and encouraging better siting and additional landscaping to improve appearance and reduce stormwater runoff; previously, the Board reviewed a special permit referrals (Z-24-215) and (Z-16-392) for this McDonald's providing similar requirements and comments; and the site currently contains a Wegmans Grocery store and multiple small retail tenants
  - within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; the site has signalized access to West Taft Road, a county highway, and a full access driveway to Cedar Post Road, a local road; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
  - per the site plan dated 5/20/24, the applicant is proposing construction of a 3,694 sf McDonald's restaurant with drive thru in the southeast corner of the parcel, near the site's frontage on West Taft Road, a county route, and Cedar Post Road, a local road; per the site plan, the subject area will contain a McDonald's restaurant in the middle of the parcel with a double drive-thru starting along the southern side, shrinking to a single-lane drive-thru as it circulates the building; the parcel will have a total of 45 parking spaces; the subject area is within the larger parking lot for the plaza and has four entry points into

the subject area; additional landscaping or planting islands are not depicted in the site plan; and

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- per the Town of Clay zoning code, the Regional Commercial (RC-1) is intended to "allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner. Such development shall be treated as a unified development maintaining coordinated site management of shared parking, signage and similar site improvements. This district shall emphasize design to ensure compatibility with adjoining properties, land uses, public facilities and environmental features and, therefore, each shopping center complex shall conform to both district and individual lot development standards;" uses allowed in RC-1 with site plan approval include shopping center, bank/credit union, restaurant, motel/hotel, and veterinary care facilities; and
- per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located adjacent to the site with a stop located at West Taft Road and Cedarpost Road; and

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

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

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

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

per the referral, the applicant is proposing new connections to public drinking water and wastewater; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area;

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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) will be required in advance of

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

- GIS mapping shows the site may contain federal wetlands, which appear to coincide with the rear parcel boundary;
  - ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and
- the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- 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



Z-25-175

#### Z-25-158 LOCAL LAW

Shoreline Development Regulation Town of Skaneateles

Tax Map #

Town of Skaneateles

Received: 5/13/2025 30-Day Deadline: 6/12/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the 1 adoption or amendment of a zoning ordinance or local law; and
- the applicant is proposing a local law to amend Section 148-12-2 of Chapter 148 of the 2 Code of the Town of Skaneateles regarding shoreline development; and
- the Board previously held No Position on a text amendment referrals Z-23-231 and Z-23-3 314 regarding refinements of the zoning code regulating the shoreline and offshore areas of Skaneateles Lake; the current referral reflects revisions made after the Board reviewed Z-23-314; and
- the purpose of the proposed local law is to amend the Zoning Law of the Town of 4 Skaneateles related to shoreline development in the Skaneateles Lake watershed in furtherance of preserving the economic, environmental, aesthetic and recreational resources of the Skaneateles Lake watershed and to promote public health, safety and welfare; and
- the revised draft of the regulations include numerous formatting and text changes to 5 clarify language and definitions, several definitions are added or amended including "dock," "permanent dock," "floating object," "footprint," and "water perimeter;" and the definition of "platform," has been removed; and
- the proposed law maintains the requirement that site plan review is required for all 6 development within 1000' of the lake line except for fences and structures less than 200 sf and clarifies that this exception does not apply to instances where a special permit is specifically required, (see: §148-7-1-K.3.i Onshore Shoreline Regulations, Shoreline Storage Buildings); and
  - the proposed law addresses the importance of native species for the lake's ecosystem and authorizes the board to require a landscaping plan for certain projects; additionally the proposed amendment clarifies that shoreline development activities to the surrounding landscape must maintain and foster expansion of existing native plantings; replacement of nonnative plantings within the shoreline area may be required; and
- the proposed law makes changes to requirements for offshore structures; permanent docks 8 greater than 500 sf will require Planning Board approval where the previously proposed limit was 400 sf; all permanent structures such as docks, boat houses and covered boat slips shall not exceed 1,000 sf; and
- the proposed law establishes a requirement for the removal of season materials from the 9 water requiring that "Floating objects, and comparable seasonal structures placed in the waters of Skaneateles Lake shall be removed annually prior to the winter season to avoid risk of breaking free and damaging other structures or property surrounding the Lake," the amendment also places dimensional and quantity limitations on seasonal floating objects; and
- the proposed amendment reiterates that shoreline storage buildings and boathouses shall 10 not be used for any purpose other than storage; and
- the proposed law amends requirements related to Uses, Structures, and Docking General 11 Requirements to address erosion control measures; and
  - the proposed law amends regulations relating to permanent offshore structures amending

the maximum coverage and dimensional requirements related to permanent offshore structures; and

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

## No Map Available

Z-25-158

Z-25-160 LOCAL LAW

> Short-Term Rentals Town of Camillus

Tax Map #

Town of Camillus

Received: 5/19/2025 30-Day Deadline: 6/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the 1 adoption or amendment of a zoning ordinance or local law; and
- the applicant is proposing Local Law No. D of 2025 to amend the Code of the Town of 2 Camillus to prohibit short-term rentals within the Town; and
- pursuant to proposed local law No. D of 2025, the intent of the proposed legislation is to 3 prohibit "short-term rental use of dwelling units" within the Town of Camillus, the intent of this legislation is "to protect the health and safety of Town residents and visitors" by preventing "unregulated tourist or transient rental uses within all permitted and preexisting nonconforming dwelling units in the Town; by protecting and preserving the Town's residential nature and unique, tranquil neighborhood character as sustained by the Town's zoning, subdivision, property maintenance and related local laws; protecting and ensuring the safety of its current and future residents as well as those traveling to or visiting in the Town; and preventing to the greatest extent practicable public safety risks, including, but not limited to, noise, trash, traffic and parking impacts associated with unregulated short-term rental of dwelling units;" and
- local law No. D of 2025 will amend Section 406, Article IV of Chapter 30 of the "Zoning 4 Regulations of the Town of Camillus," to add a new subparagraph "H" regulating Shortterm rentals uses within the Town of Camillus; and
- pursuant to the draft law, the term "Short-term rental" shall refer to any "dwelling unit or 5 rooming unit and/or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of twenty-nine (29) consecutive nights or less"; the proposed law provides an expansive definition of short-term rentals that includes both written and oral lease agreements, and the proposed definition also includes "the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a dwelling unit or rooming unit and/or accessory outdoor areas or yards or accessory structures for 29 consecutive nights or less;" and
- pursuant to Chapter 30 (H) (2) the proposed legislation the term "Short-term rental" shall 6 not include "month-to-month tenancies in dwelling units, Bed and Breakfast Establishments or Commercial Indoor Lodging;" and
- pursuant to Chapter 30 (H) (2) of the proposed regulation, Short-term rentals shall be 7 "prohibited in the Town of Camillus;" and
- Chapter 30 (H) (3) of the proposed legislation establishes a rebuttable presumption that a 8 property is being used as a short-term rental when "the dwelling unit or any room therein is offered for lease on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO and the like, for a period of less than 30 nights; the dwelling is offered for lease in any medium for a period of less than 30 nights;" and
- pursuant to Chapter 30 (H) (4) of the proposed legislation establishes penalties for 9 violations of the proposed law, holding any person, partnership, corporation, limited liability company, limited liability partnership or other entity who shall violate Town's prohibition of short-term rentals, establishing a graduated penalty schedule for violations based on the number of offences committed within a three year period, additionally each short-term rental period offered or rented shall be considered a separate offense under the

proposed legislation; and

# No Map Available

Z-25-160

### Z-25-163 ZONE CHANGE

City of Syracuse Zoning Administrator

at 217 McKinley Avenue Tax Map # 077.-08-20.1

City of Syracuse

Received: 5/19/2025 30-Day Deadline: 6/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- the applicant is proposing a zone change on a 0.29-acre parcel from Pending to Low Density Residential (R-2); and
- this property had been previously referred for subdivision to combine two parcels and No Position was offered under administrative review (S-22-17); per the referral, the property combination had been approved prior to the adoption of ReZone, the full update of the zoning code and zoning map of the City of Syracuse, but the applicant had been in the process of filing the subdivision with the County Clerk and the current zoning of the new parcel remains pending; and
- the site is located in a residential neighborhood on the south side of Syracuse between South State Street and Interstate 81; the area is characterized by a mix of single- and two-family detached houses; and
- the applicant is proposing the combined property to have an R2-Low Density Residential zoning designation; per the City Zoning Ordinance, the R2 district is intended to "provide for residential neighborhoods made up of single-unit detached and two-unit dwellings with green space, street trees, front porches and sidewalks"; and
- per the City Zoning Map, the immediate area is a mix of R2 and R3-Small Lot Residential zoning designations; and
- per the referral notice, the site is served by public drinking water and wastewater service and no changes to current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and
- 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



Z-25-163

#### Z-25-164 SPECIAL PERMIT

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Canandaigua National Bank, Jeff Ashlee at 6797-6819 East Genesee Street

Canandaigua National Bank Tax Map # 063.-02-05.1

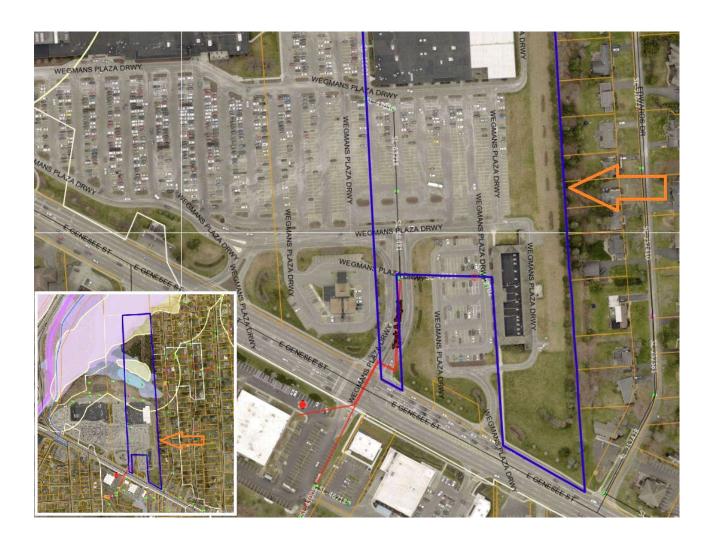
Town of DeWitt

Received: 5/22/2025 30-Day Deadline: 6/21/2025

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

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

- http://ongov.net/wep/connections.html; and
- per the Environmental Assessment Form (EAF) dated 4/16/25, 0.82 acres of the site will be disturbed by the proposed project and "storm runoff will be directed to existing storm water system";
  - ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- GIS mapping shows that the northern portion of the parcel may contain federal and NYS wetlands; the subject area is not located near the wetland area;
  ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits
  - from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and
- the DeWitt Wegmans CENTRO-Park-n-Ride bus stop is located directly adjacent to the proposed site, within the shopping plaza; and
- the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery, no trees will be removed as part of the proposed project; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-25-164

#### Z-25-165 LOCAL LAW

Planned Unit Development District Town of Van Buren

Tax Map #

Town of Van Buren

Received: 5/23/2025 30-Day Deadline: 6/22/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the 1 adoption or amendment of a zoning ordinance or local law; and
- the applicant is proposing Local Law No. B-2025 to amend Chapter 200 of the Code of 2 the Town of Van Buren, titled "Town of Van Buren Zoning Regulations," relating to Planned Unit Development (PUD) districts; and
- per the referral notice, the Town is altering existing requirements to reduce the minimum 3 number of acres for a PUD District from 15 to 10 acres; and
- ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body 4 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

### No Map Available

Z-25-165

Z-25-170 OTHER

6

AUTHORIZATION

Kinsella Quarries T.H. Kinsella Quarries

at Salt Springs Road

Town of Manlius

Received: 5/28/2025 30-Day Deadline: 6/27/2025

Tax Map # 097.-01-03.1, 097.-01-03.2,

- General Municipal Law Section 239-m allows the County Planning Board to review 1 authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Salt Springs Road (Route 132), a county highway; and
- the applicant is applying for an amendment to their current Natural Resource Removal 2 Permit to include 11.8 acres that were just rezoned to Natural Resource Removal (NRRD) zoning district to allow for an expansion of gravel mining operations; and
- the Board previously offered No Position with Comment regarding a zone change referral 3 (Z-25-74) to change the site to the NRRD to allow expansion of an existing gravel mine, encouraging the Town to consider nearby residential land uses when reviewing the proposed expansion of mining operations and to ensure adequate avoidance or mitigation of mining operations is identified prior to zone change approval; and
- the site is comprised of three parcels on the western side of an existing mining operation 4 located between NYS Route 5 and Salt Springs Road in the Town of Manlius, east of the Village of Fayetteville; the area is characterized by large vacant wooded parcels with lowdensity residential along roadways and residential neighborhoods to the west; and
- per aerial imagery from May 2024, the mining operation is set away from the road and is 5 accessed via internal roads to Townsend Road and NYS Route 5; the mining operation appears to be a large, exposed area crossed with a network of internal roads and a surface water feature located in the northern portion of the mine; and
  - per the referral materials, the applicant is seeking to amend their current Natural Resource Removal Permit to include the 11.8 acres recently rezoned to NRRD in a permitted mining operation and expand onsite mining operations to that area; per the Environmental Assessment Form (EAF) dated 2/3/25, the project will result in the removal of 450,000 cubic yards of material from the site, stating "limestone bedrock will be excavated, processed, and sold to market" and "excavated material will be crushed and sized using industry standard equipment, consistent with current approvals for the site"; and
- per the Proposed Amendment to NRRP map dated 5/8/25, a 250'-wide Forever Wild Area 7 along the site's western boundary buffers the adjacent residential neighborhood; the map depicts a 600'-wide buffer between mining activities and the Forever Wild Area; per the Renewal and Modification Application for Permit to Mine and Mined Land Use Plan prepared by JMT of New York, Inc dated 5/2025, potential impacts are discussed including noise, dust/air quality, and impacts to the surrounding environment; the a noise impact analysis was conducted and projected noise scenarios are included in the Plan; detailed noise mitigation measures include equipment to be muffled to MSHA standards, vegetative cover is retained in areas outside of the mining location, and operation hours are restricted to Monday through Friday 6am to 4pm and Saturdays 7am to 12pm; per the Plan, any potential visual impact from mining activity expansion is mitigated by the terrain and the security safety berm that surrounds the mining area; per the Plan, impacts to surrounding air quality are mitigated by measures including controlling dust on roadways with water, seeding berms to prevent dust and erosion, and leaving existing

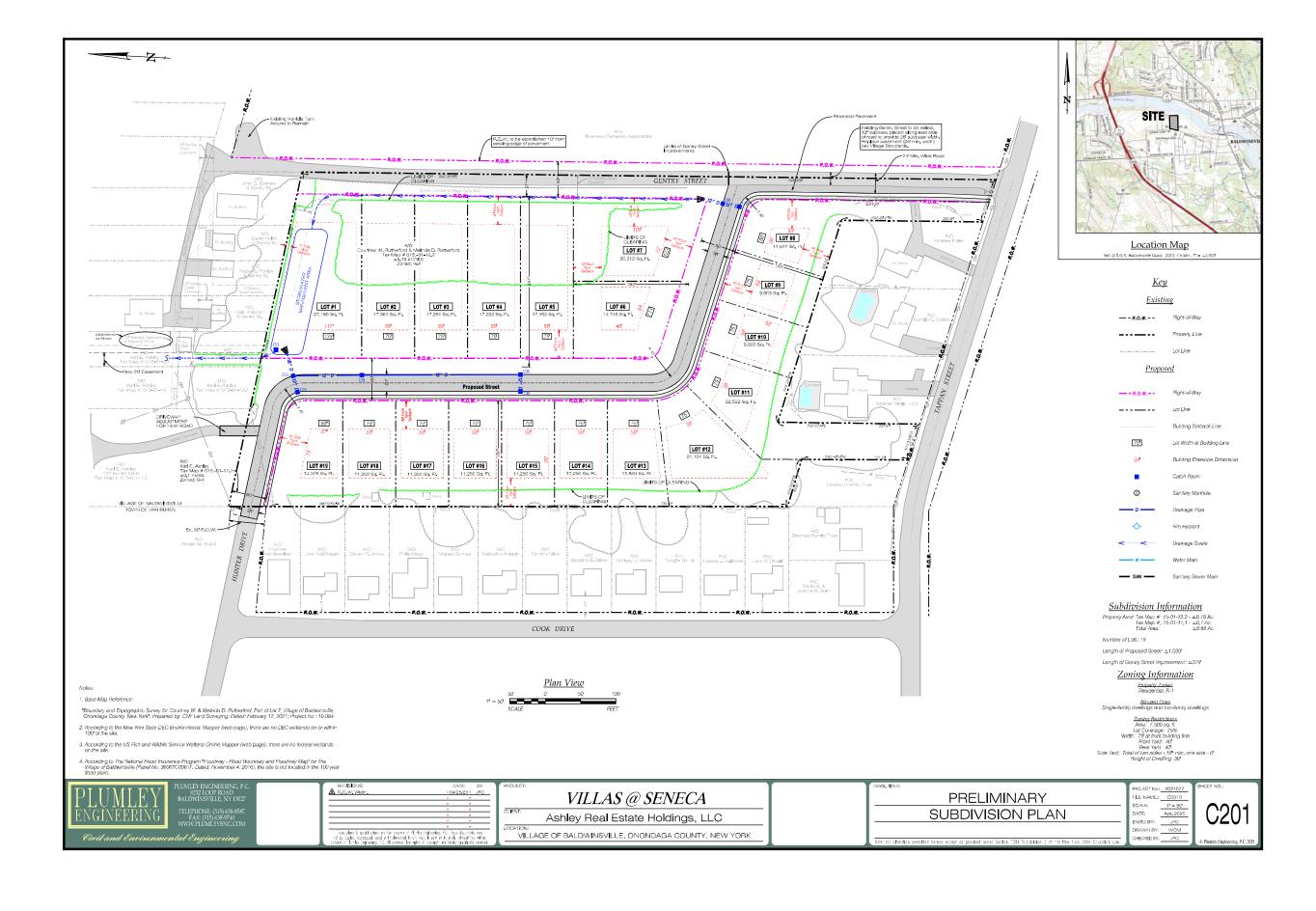
vegetation and trees in place wherever possible; and

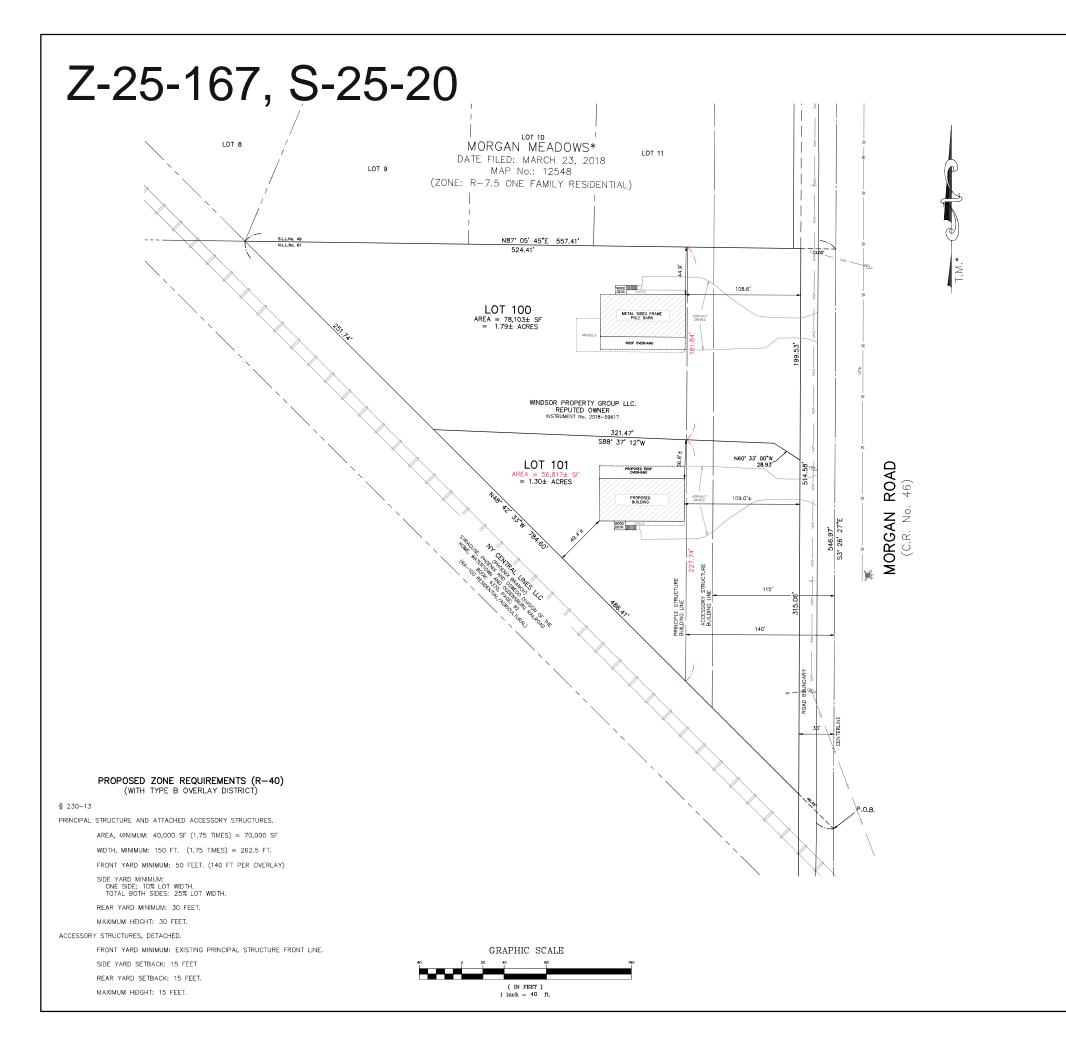
- it is noted in the EAF that the current and proposed activity involves heavy equipment, delivery vehicles, emissions from processing equipment (to be processed as is currently), and "fuel exhaust, fugitive dust, consistent with currently approved operations"; and per the Environmental Assessment Form (EAF) dated 2/3/25, 11.8 acres of the site will be disturbed by the proposed project; per GIS mapping, the three parcels comprising the site total approximately 74 acres; per the EAF, "stormwater within the expansion area will be managed internally through conveyance to the existing on-site pond system";
  - will be managed internally through conveyance to the existing on-site pond system"; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- per the referral notice, there are no existing drinking water or wastewater services to the site and no changes to the current infrastructure are proposed; and
- GIS mapping shows the northern portion of the existing mining site, consistent with the existing surface water feature, and a small area at the center of the site may contain federal wetlands; per the Renewal and Modification Application for Permit to Mine and Mined Land Use Plan prepared by JMT of New York, Inc dated 5/2025, Pools Brook, a NYS jurisdictional Class C stream is located in the northeast corner of the property; per GIS Mapping, Pools Brook is located over 1,500' from the current site; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and
- the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site might be removed; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- the site is located near the Residence which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and



Z-25-170

### S-25-18







LOCATION PLAN Scale: 1" = 1000"

#### NOTES:

Total area: 3.09 ± acres.

Total number of lots: 1 existing / 2 proposed

Proposed Zone: R-40 One Family Residential

Location of underground utilities token by field measurement where

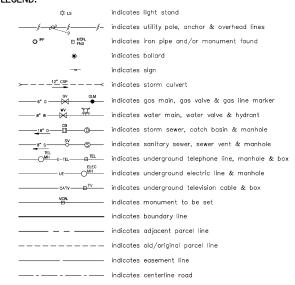
practicable, otherwise taken from various other sources and are

practicable, otherwise taken from various other sources and are approximate only.

The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 3606700087F and 3606700089F, Effective date: November 4, 2016.

Tax Map No. 081.—29—06.0

#### LEGEND:



#### VARIANCE REQUESTED:

Applicant is seeking variance relief for a minimum lot width of 181'.  $$230-138(4)(o)[2]$ states that the minimum lot width be <math>150^\circ$ . \$230-138(4)(o)[2]\$ states that the minimum lot frontage (lot width) with a Type B overlay is <math>1.75 times minimum frontage (lot width).  $(150^\circ \times 1.75 = 262.50^\circ)$ 

#### VARIANCE REQUESTED:

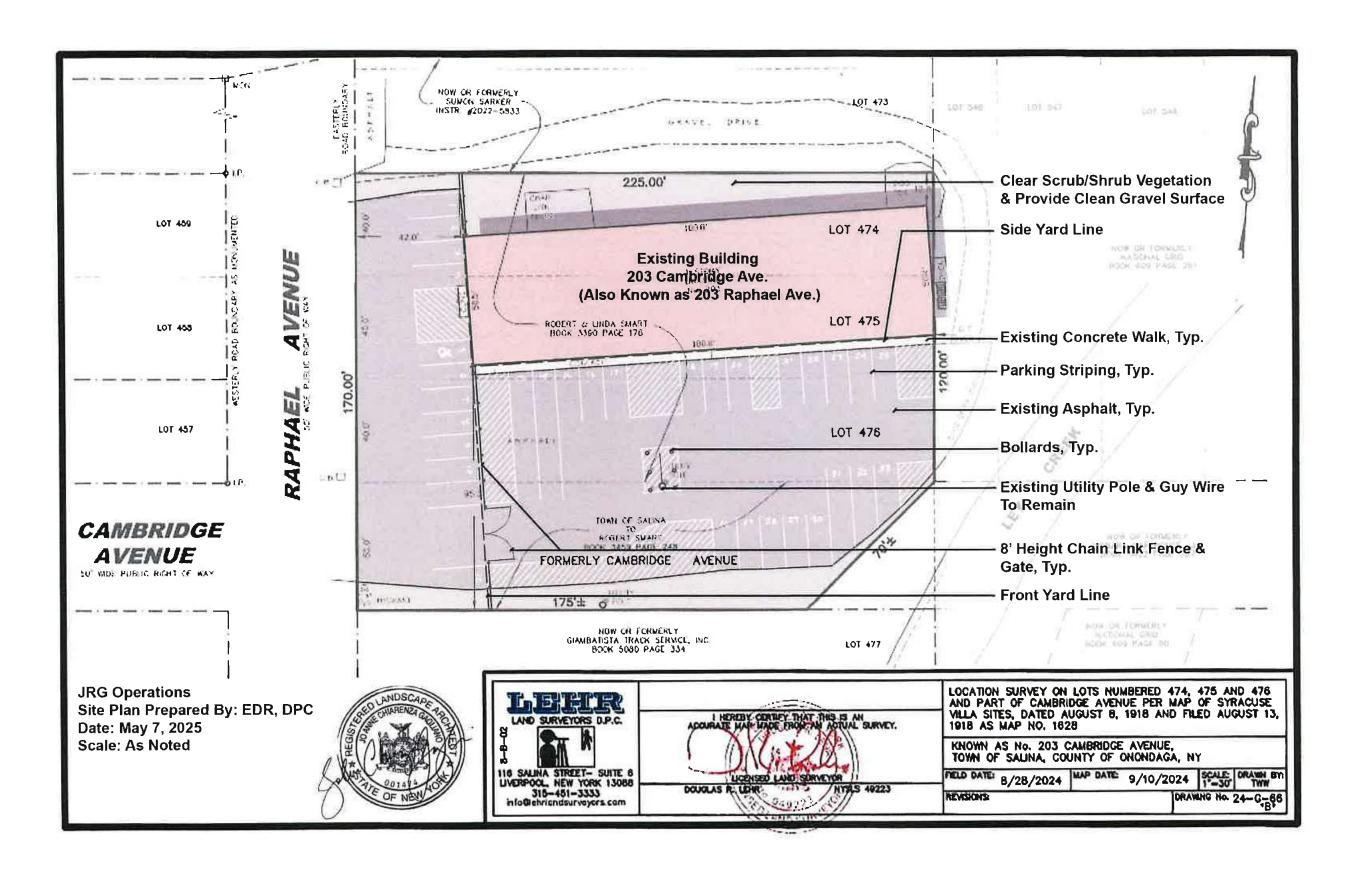
Applicant is seeking variance relief for a minimum lot area of 56,817 sq.ft. \$230-13B(4)(a)[1] states that the minimum lot area be 40,000 sq.ft. \$230-19(4)(b)[1] states that the minimum lot lot area with a Type B overlay is 1.75 times minimum lot area. (40,000 sq.ft. x 1.75 = 70,000 sq.ft.)

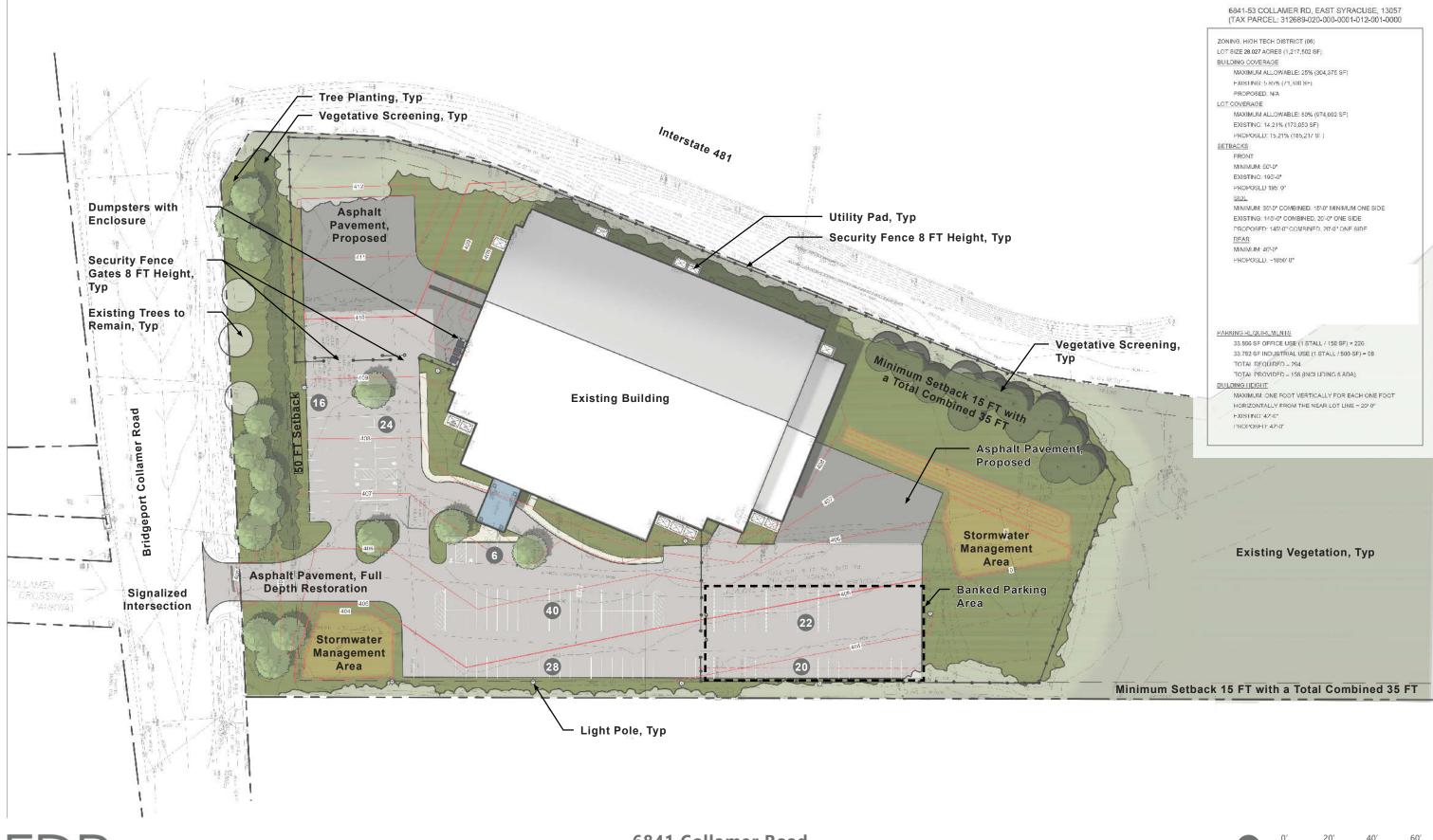
Subject to any statement of facts an accurate and up to date abstract of title will show.

SHEET No.

	١	VARIANCE PLAN	IONS	REVIS
	PERTY	WINDSOR PROPERTY		
*		GROUP		
To the second		PART OF FARM LOT TOWN OF CLA		
Ì	IEW YORK	ONONDAGA COUNTY, N		
	DATE: MAY 16, 2025	IANUZI & ROMANS LAND SURVEYING, P.C.  5251 WITZ DRIVE		
	50415 1" - 40'	5251 WITZ DRIVE		

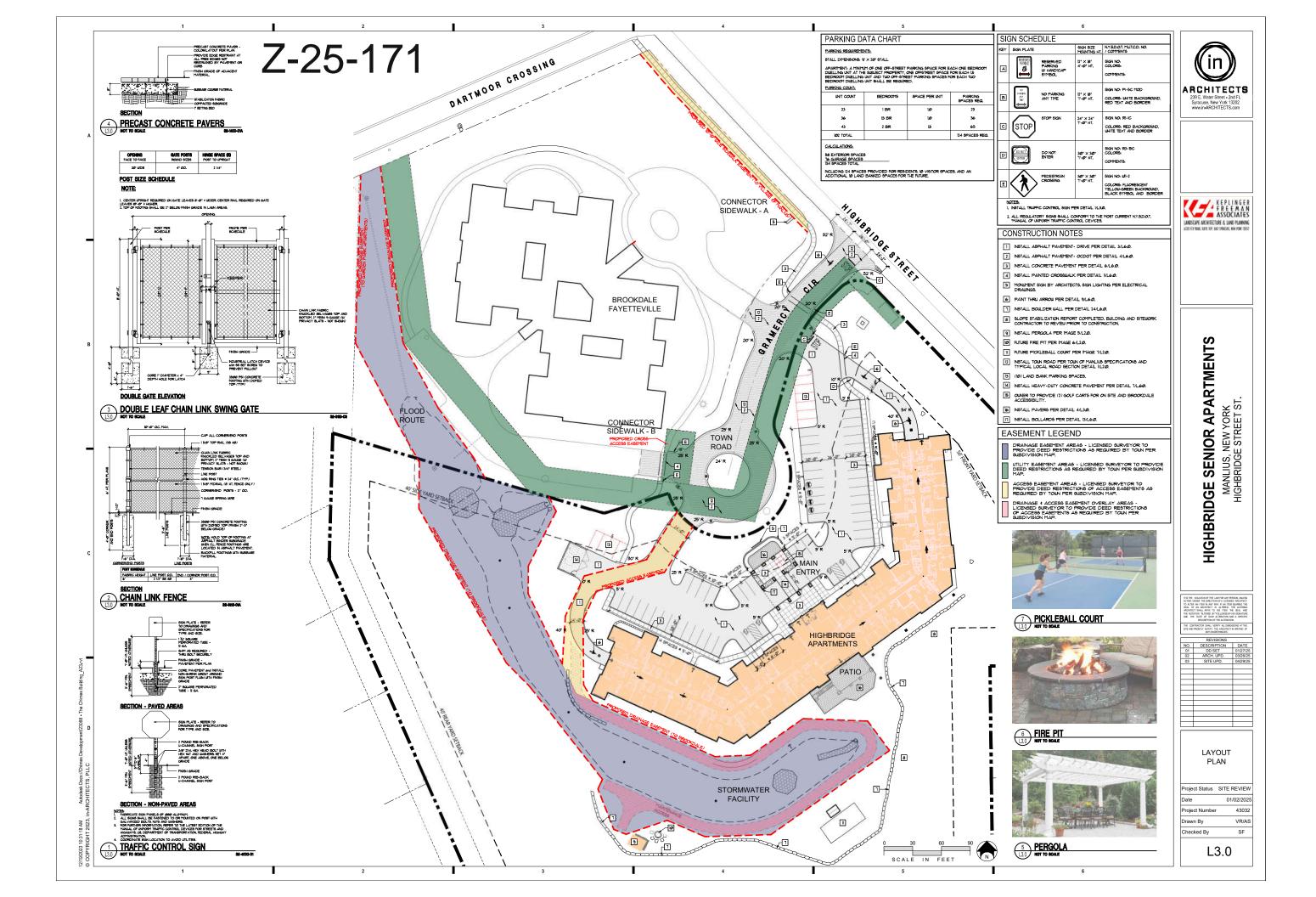
# Z-25-161, 162

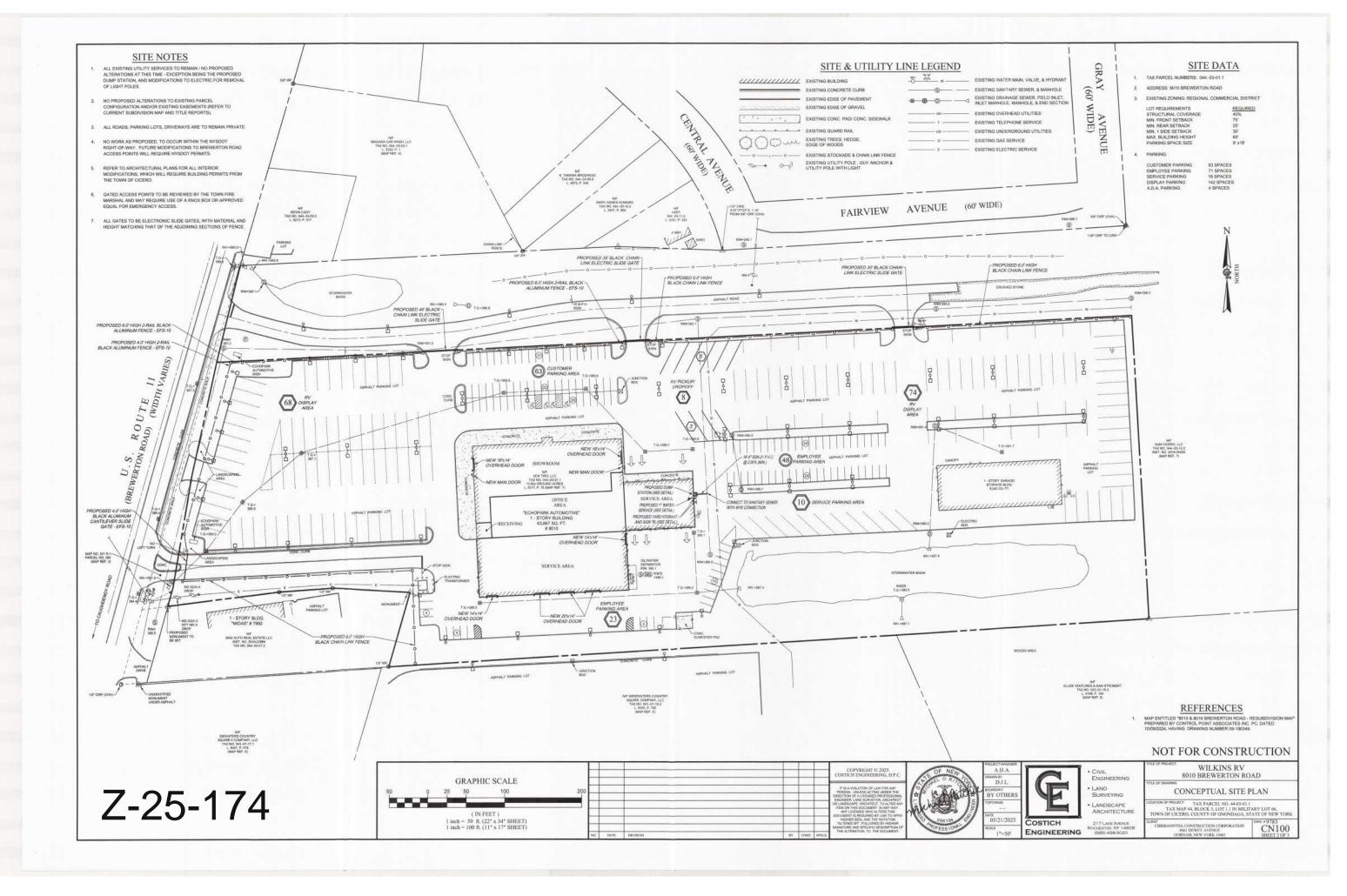


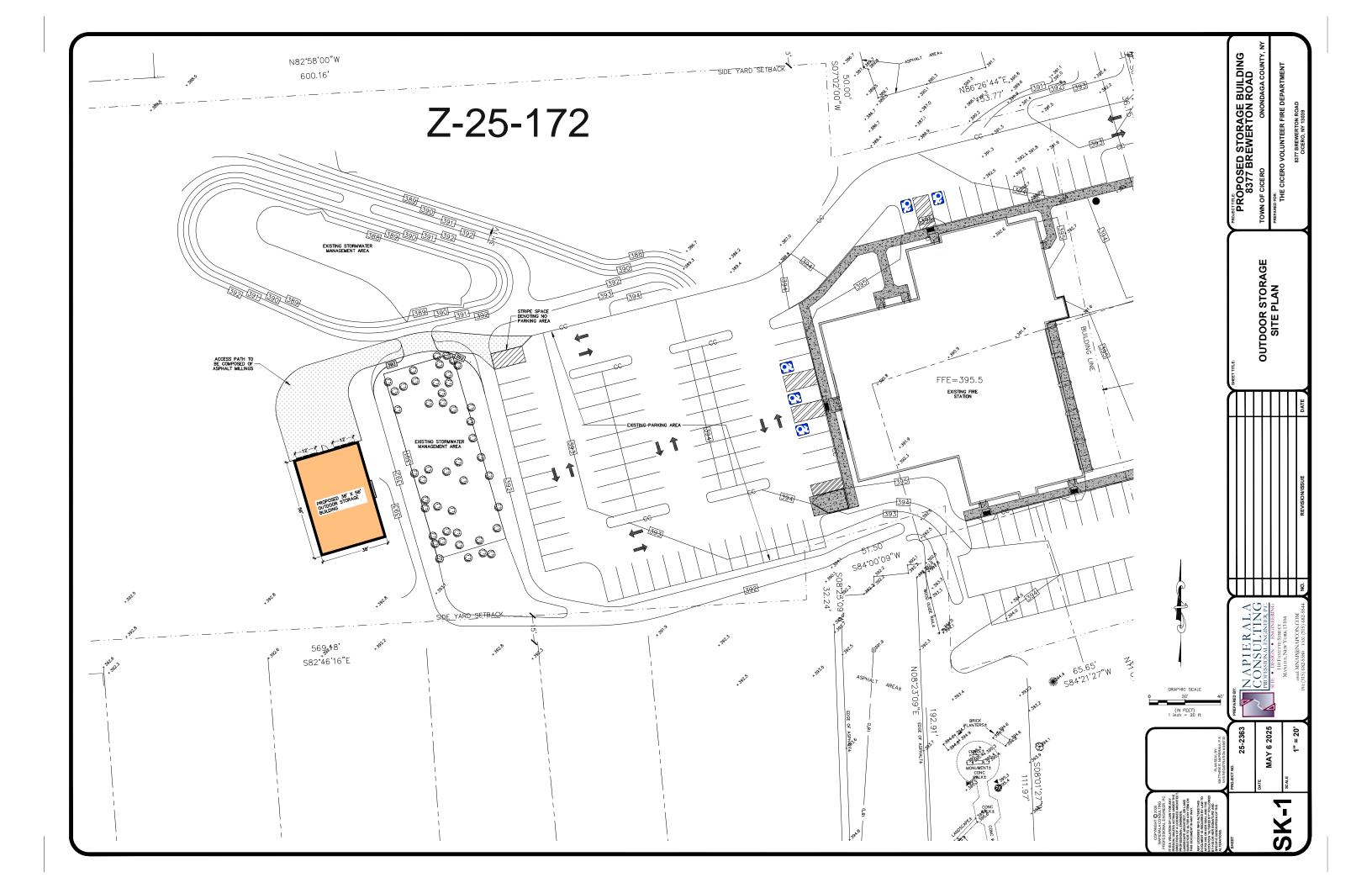




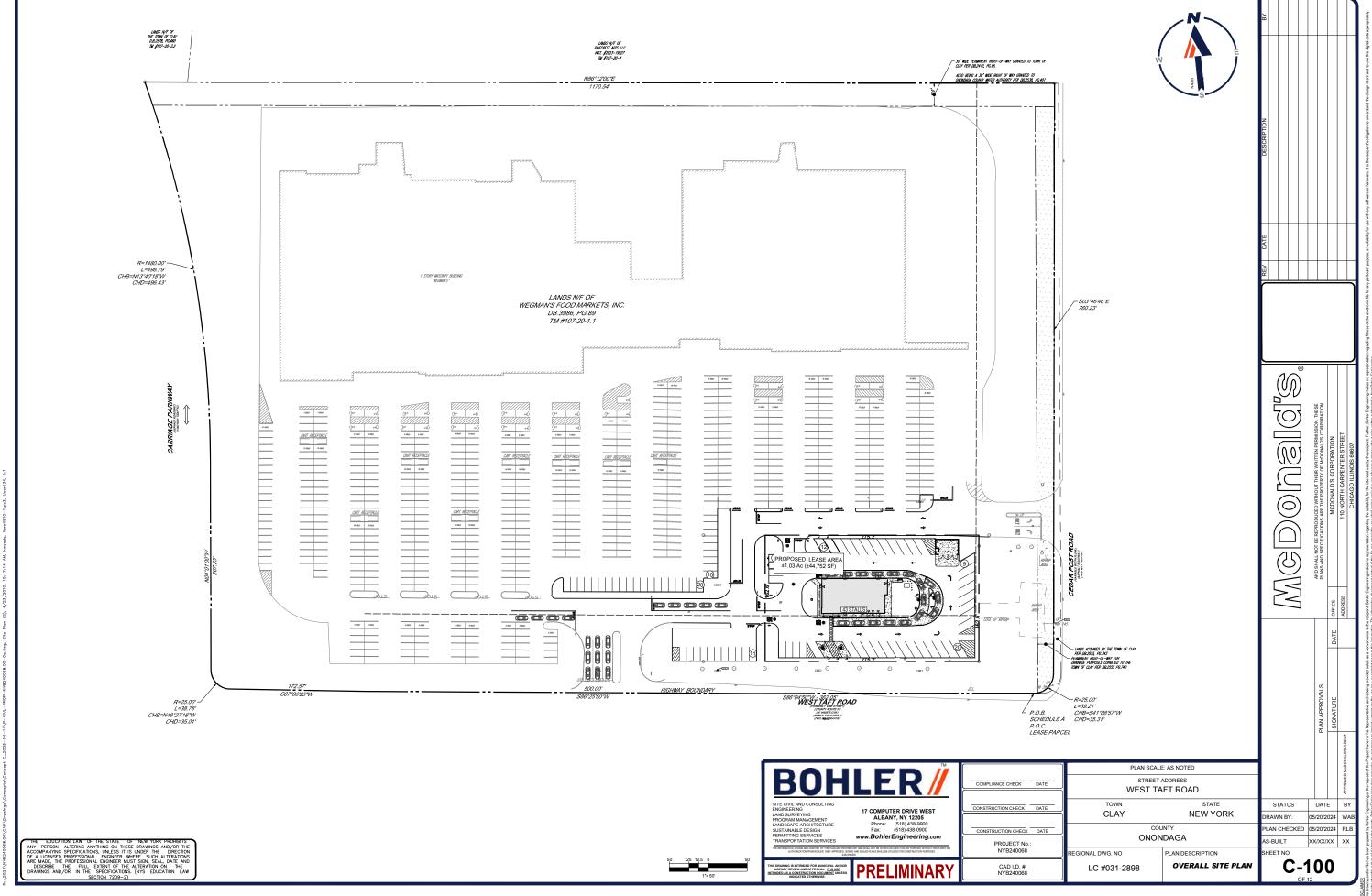




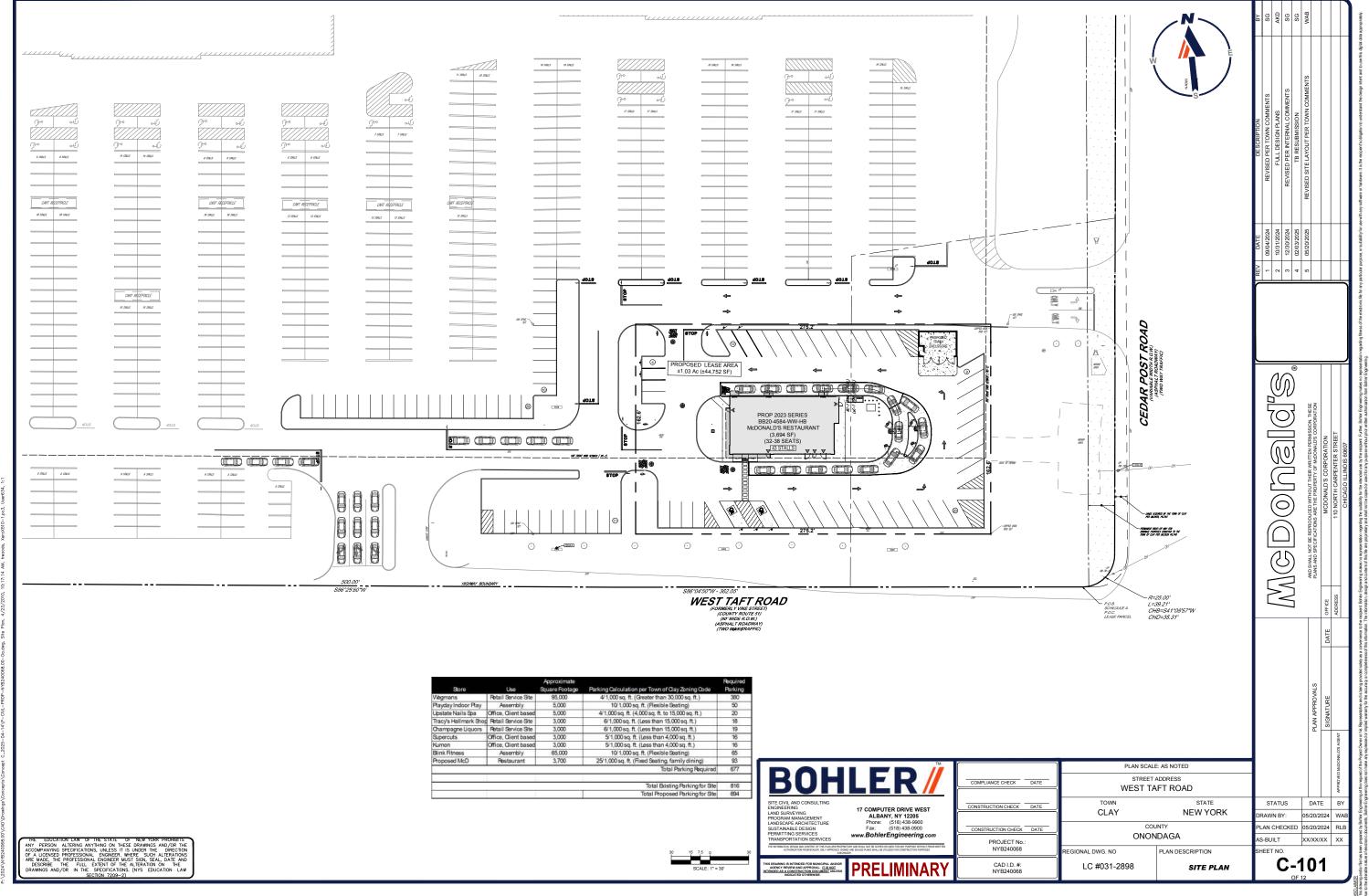


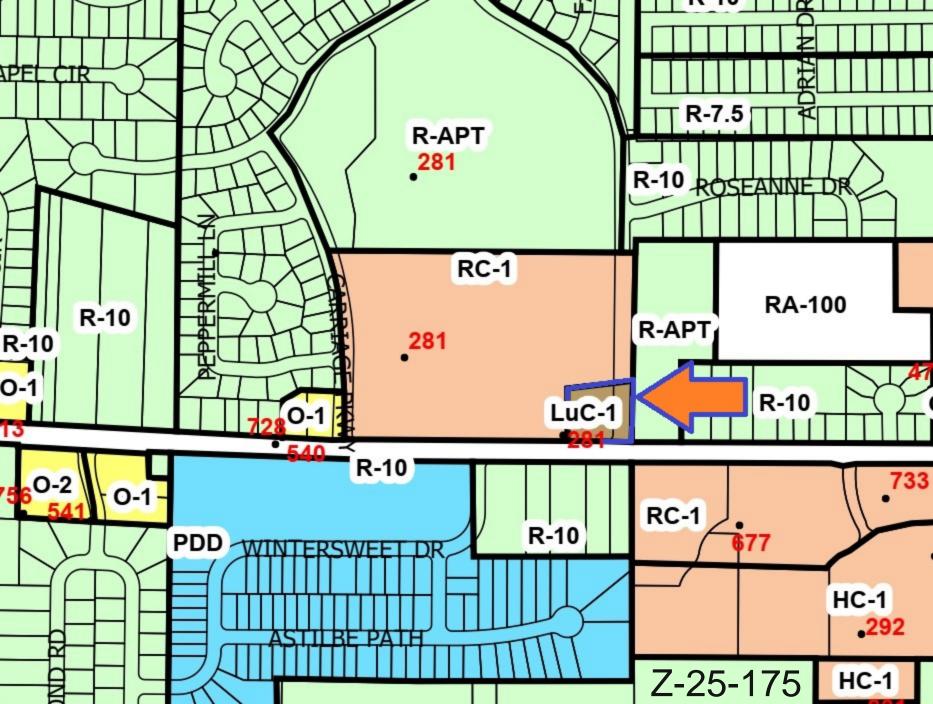


Z-25-175a



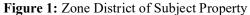
Z-25-175b

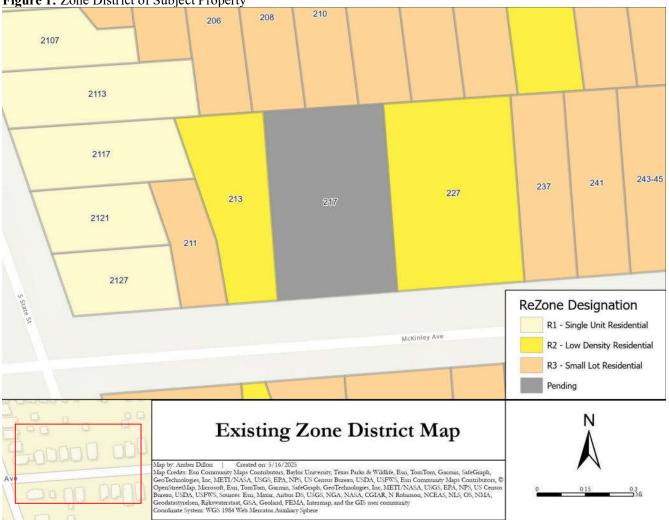




#### **Z-2900**

#### **Context Maps:**



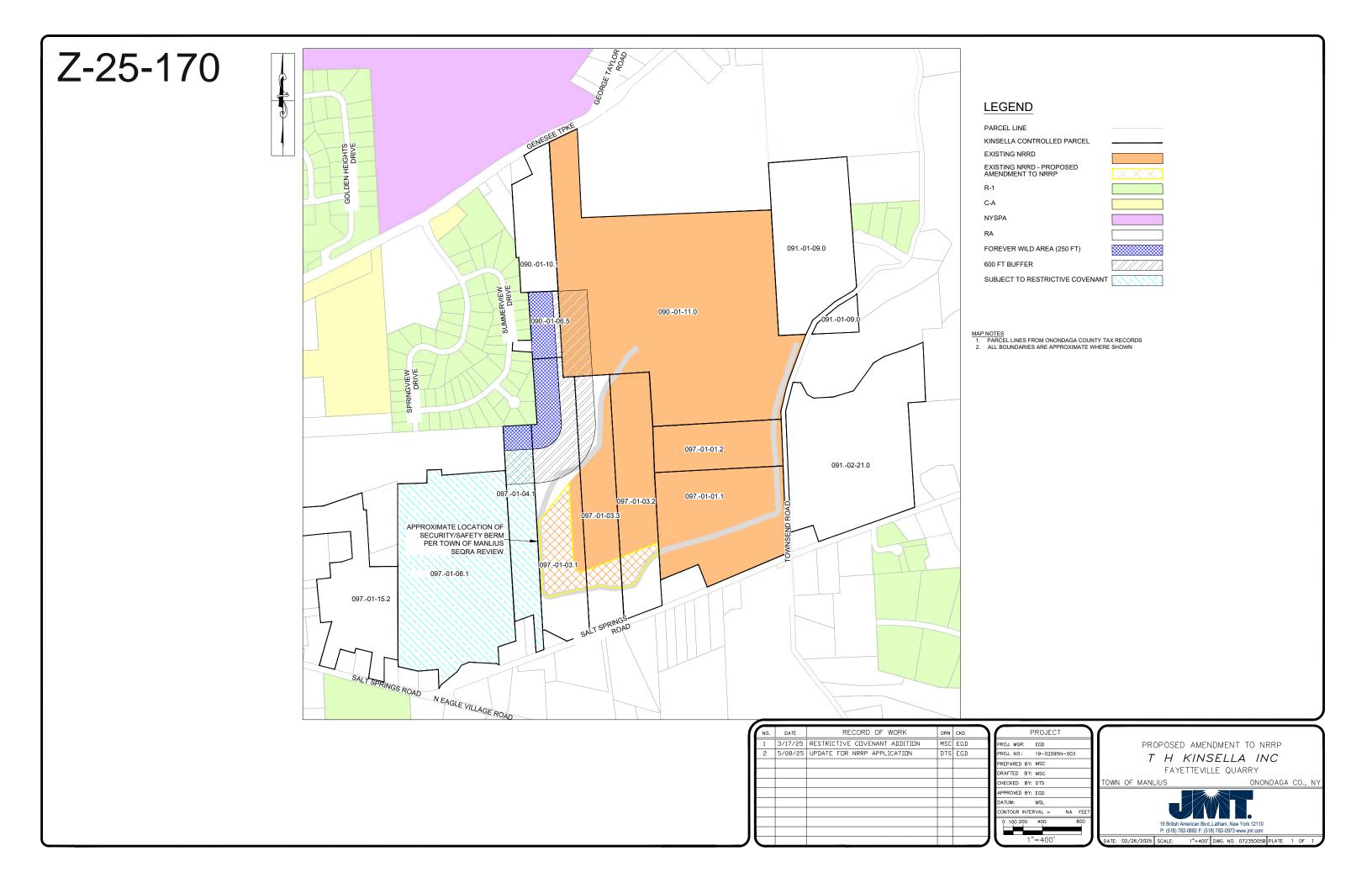


Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Z-25-164 LAYOUT CONSTRUCTION NOTES SIGN SCHEDULE SIGN SIZE N.Y.S.D.O.T. MILIT.C.D. NO. MOUNTING HT. / COMMENTS SIGN PLATE I INSTALL ASPHALT REPLACEMENT PARKING PAVEMENT PER DETAIL 8/L6.1. RESERVED PARKING W ACCESSIBLE SYMBOL SIGN NO: P4-6 COLORS: WHITE BACKGROUND. BLUE ICON. GREEN TEXT/ BORD 2 INSTALL CONCRETE PAVEMENT PER DETAIL 2/L6.0. 12" × 18" 1'-Ø" HT. COMMENTS: 4" WIDE YELLOW PAINTED LINES, (TYP.). NO PARKING ANY TIME 12" × 18" 1'-Ø" HT. SIGN NO: -K E P L I N G E R F R E E M A N ASSOCIATES 6 NOTE OMITTED. 1 INSTALL WASTE/GENERATOR ENCLOSURE PER DETAIL 11/160. LANDSCAPE ARCHITECTURE & LAND PLANNING STOP SIGN NO: CNB DIRECTIONAL COLORS: PER CNB/IJHITE TEXT COMMENTS: 9IGN NO: CNB DIRECTIONAL COLORS: PER CNB/UHITE TEXT 12" × 24" 3'-Ø" HT. 12 INSTALL SEEDED LAWN PER DETAIL 1/L4.0. [3] INSTALL ACCESSIBLE RAMP TYPE - I PER DETAIL 6/L6.L [14] CNB CLOCK TOWER SHOWN FOR COORDINATION PURPOSES ONLY, CLOCK TO BE INSTALLED BY OTHERS. PLANNING BOARD IS INSTALL STEEL BOLLARD WITH COVER PER DETAIL 10/L6.0. SUBMISSION 16 INSTALL CONCRETE PAD FOR HVAC EQUIPMENT. REFER TO MEP PLANS FOR Q<sub>2</sub> 5/29/2025  $\bigcirc$ **COMMERCE CENTER** IT INSTALL PAINTED CROSSWALK PER DETAIL 9/L6.1. DRIVE 5,100SF ATM THRU 18 REPLACEMENT SUBASE AND PAYEMENT SECTION TO MATCH EXISTING. Q<sub>2</sub> FFE-470.00 19 2' HEIGHT PAINTED "ATM", "DRIVE THRU" MARKINGS. **Project Status** 20 INSTALL 4" WIDE WHITE PAINTED LINE. 
 REV lo :
 DATE :
 DRAWN BY :
 DESCRIPTION :

 1
 5/29/25
 JPR MISC. REVS.
 [2] INSTALL PARKING PAVEMENT PER DETAIL 1/L6.0. 22 WALL MOUNTED LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY, REFER TO PHOTOMETRCI AND ELECTRICAL PLANS FOR MORE INFORMATION. SIGN NO: CNB DIRECTIONAL COLORS: PER CNB/UHITE TEXT COMMENTS: 23 LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY, REFER TO PHOTOMETRCI AND ELECTRICAL PLANS FOR MORE INFORMATION. SIGN NO: CNB DIRECTIONAL COLORS: PER CNB/UHITE TEXT COMMENTS: DRIVE UP/ATM 12" × 24" 3'-Ø" HT. SIGN NO: CNB DIRECTIONAL COLORS: PER CNB/WHITE TEXT COMMENTS: 4/24/2025 F SHARED PARKING PER TENANT/ LANDLORD LEASE AGREEMENT (30 SPACES) REFER TO SECTION 52 PROVIDED WITH APPLICATION MATERIALS DRAWN BY CHECKED B SCALE: SIGN NO: CNB DIRECTIONAL COLORS: PER CNB/WHITE TEXT COMMENTS: **DRIVE-THRU STACKING PLAN** VG • KALLQUIST
, Architects, LLP
REET. SYRACUSE. NY 13208
FAX: (315) 476-5420 HOBBY LOBBY PARKING NOTES: 12 3'R 12  $\mathbb{F}_{\sqrt{}}$ 21 23 3 J<del>-</del> G 12 PROPOSED SCHEMATIC DESIGN Canandaigua National Bank WEGMANS PLAZA, DEWITT, NEW YOU KING siates, Arc <u>i</u> 18 HOLMES ■ I • 12 10 · 13 1 10 1 23 12 3 5 COMMERCE CENTER DRIVE 12 5,100SF 18 FFE-470.00 8 STOP IS **□ B I** H-1 SITE LAYOUT PLAN 5'R 12 4 L3.0 STOP





#### NOTES:

- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF LOT 6, HAMLIN FARM, MAP FILE NO. 9826, CITY OF CLAY, ONONDAGA COUNTY, STATE OF NEW YORK, BY IANUZI & ROMANS LAND SURVEYING, P.C., INC. DATED 03/19/25.
- 2. UTILITY CONNECTION TO BE MADE UNDER NATIONAL GRID NEW YORK UTILITIES STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, NATIONAL GRID NEW YORK ORDER 30968962. CONTRACTOR SHALL REVIEW ALL UTILITY DESIGNS, SPECIFICATIONS AND STANDARDS PRIOR TO CONSTRUCTION AND COORDINATE WITH THE UTILITY ON ALL MAKE READY REQUIREMENTS.
- IDENTIFY EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA
  OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND
  RELOCATE AS REQUIRED. CONTRACTOR TO HAVE PUBLIC AND
  PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION.
- 4. EXISTING CUSTOMER OWNED ELECTRICAL CONDUIT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
- 5. CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA AFTER CONSTRUCTION HAS BEEN COMPLETED.



#### LEGEND

	<u>LEGEND</u>
63	SANITARY MANHOLE
<b>&amp;</b>	SANITARY CLEANOUT
\$1	STORM MANHOLE
	STORM DOWN PIPE
	STORM INLET (RECTANGLE)
<b>\$</b>	LIGHT POLE
J.	GUYWIRE
D	UTILITY POLE
<b>₽</b>	UTILITY POLE W/ TRANSFORMER ELECTRIC TRANSFORMER
Œ	ELECTRIC CABINET
A	ELECTRIC METER
A	GAS METER
<u></u>	HANDICAP PARKING
**	CONIFEROUS TREE
£3	DECIDUOUS TREE
40	LANDSCAPED AREA
•	BOLLARD
-	SIGN
//	UNKNOWN TERMINUS
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	FENCE GATE
st	STORM LINE (UNDERGROUND)
	SANITARY LINE (UNDERGROUND)
UG	GAS LINE (UNDERGROUND)
UE	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC LINE (OVERHEAD)
uc	COMMUNICATION LINE (UNDERGROUN PROPERTY LINE





Dewberry Engineers Inc. 600 PARSIPPANY ROAD SUITE 301 PARSIPPANY, NJ 07054 PHONE: 973.739,9710 FAX: 973.739,9710



DRAWN BY: GFS

CHECKED BY: SES

APPROVED BY: DER

EVGO PROJECT ID: P96750

JOB NUMBER: 50187268

	SU	IBMITTALS
REV.	DATE	DESCRIPTION
Α	04/09/25	ISSUED FOR 90% REVIEW

SITE NAME: BARNES & NOBLE LIVERPOOL

SITE ADDRESS:

3956 NY-31 - EV. LIVERPOOL, NY 13090

SHEET TITLE

OVERLAY SITE PLAN

SHEET NUMBER

PROPOSED STALL SCHEDULE

DESCRIPTION QUANTITY

EXISTING STALLS (TO BE MODIFIED) 9

PROPOSED EVGO STANDARD STALLS 5

PROPOSED EVGO VAN ACCESSIBLE 1

PROPOSED NON-EV STALLS 0

NET STALL COUNT -3

NOTES:

ZONING - R10

VERICAL DATUM - NAVD88

AGRICULTURAL DISTRICT - NONE

NYS FRESHWATER WETLANDS - NONE, ACCORDING TO NYS DEC RESOURCE MAPPER.

FLOOD ZONE - AS SHOWN FROM FEMA PANEL 36067C0067F

REFERENCE MAP - "GASKIN'S REEF AMENDED" FILED MAP NO.6901 THE PURPOSE OF THIS AMENDMENT IS TO DIVIDE LOT 4 INTO TWO

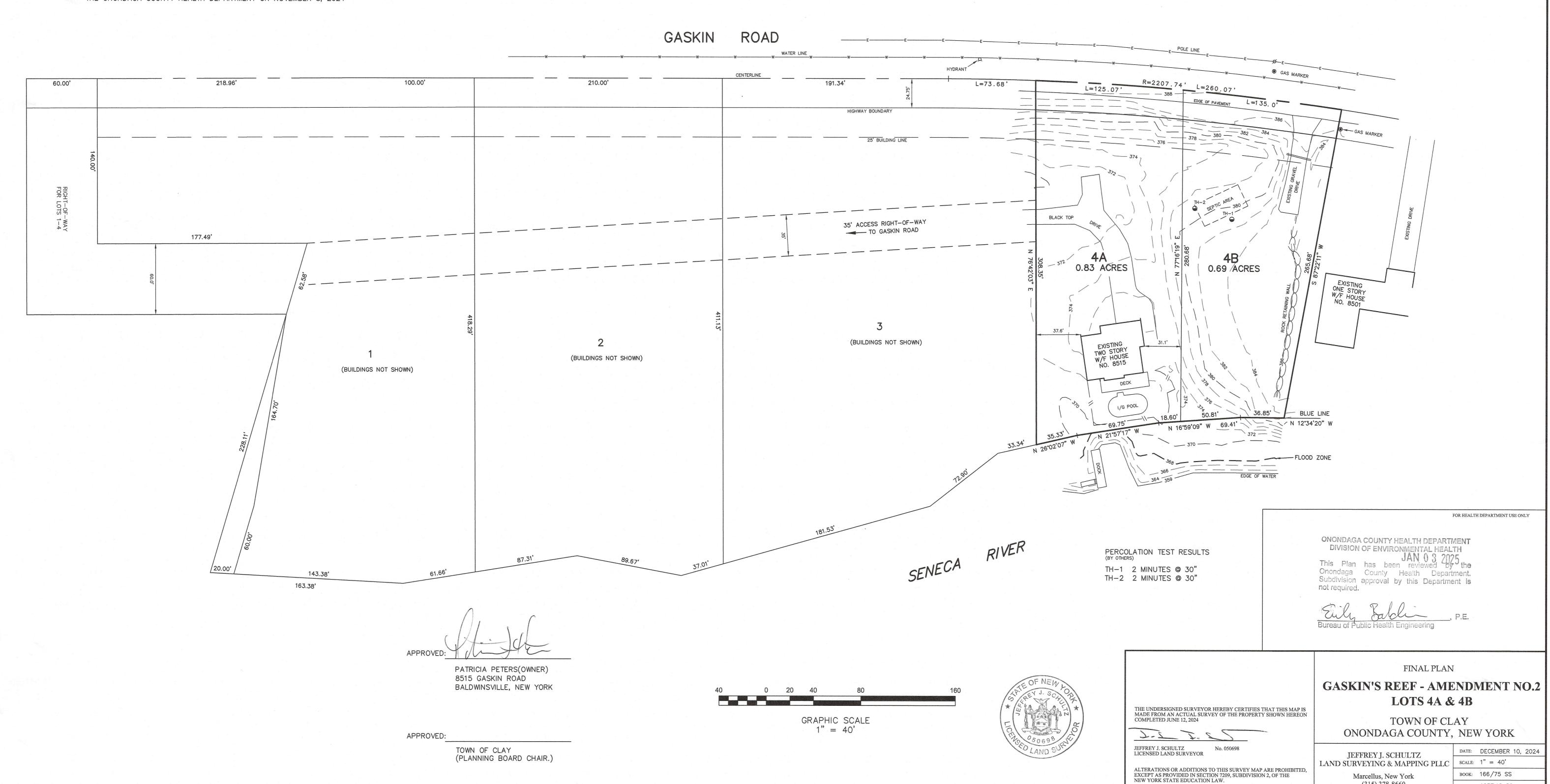
LOTS 1-3 ARE SHOWN FOR REFERENCE ONLY.

AN INDIVIDUAL SEWAGE DISPOSAL PLAN FOT LOT 4B APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT ON NOVEMBER 8, 2024

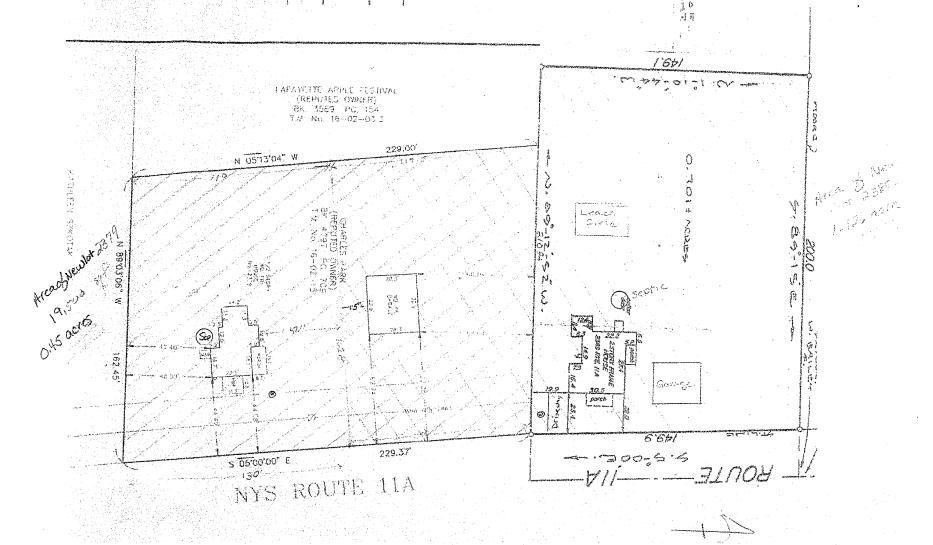


Marcellus, New York (315) 378-8660

1657.18 SS

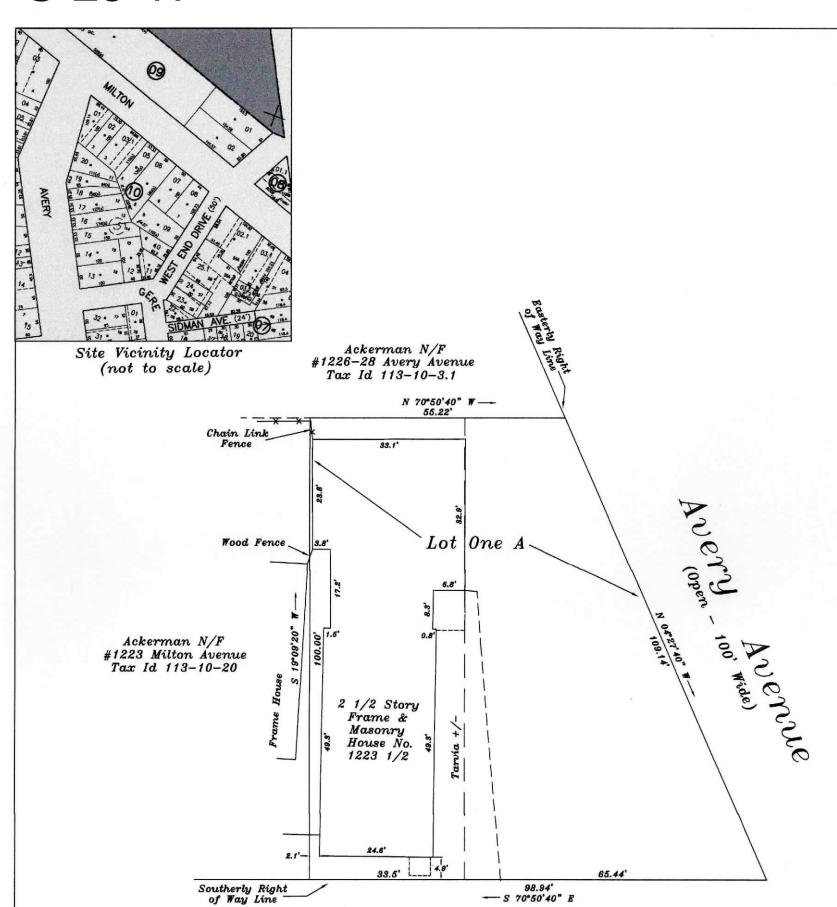


Z-25-166



Entry	Currently Grass Area
Car	Grass Hrea  Gur  Car
Car	Car

Front 7701 King Road



# Milton Avenue

Approvals

#### Notes/References:

\*Survey prepared without the benefit of an up-to-date abstract of title. \*Adjoiner information obtained using ImageMate Online. \*Buildings/Structures shown for informational purposes only. \*Due to significant snow/ice, tarvia location is approximate only \*Subject parcel(s) has access to public utilities. \*New Lot One A Area = 7707.82 Sq. Ft. \*Parcel(s) Owner: Greater Syracuse Property Development Corporation and Vicinia LLC.

Date of Fieldwork: 01-23-25 Tax Id#: 113-10-1 & 2 Deed: 2024/32116; 2019/44845 Abstract: Not Provided

M.J. McCully

#### Michael J. McCully Land Surveying PLLC

5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034

I hereby certify that this map was made from an actual survey and same is correct.

NYSLLS 050696

STATE OF NEW PORTY

\*Proposed Only\*

Proposed Resubdivision on Lots One and Two, Block Five of the R.N.

Gere Tract.

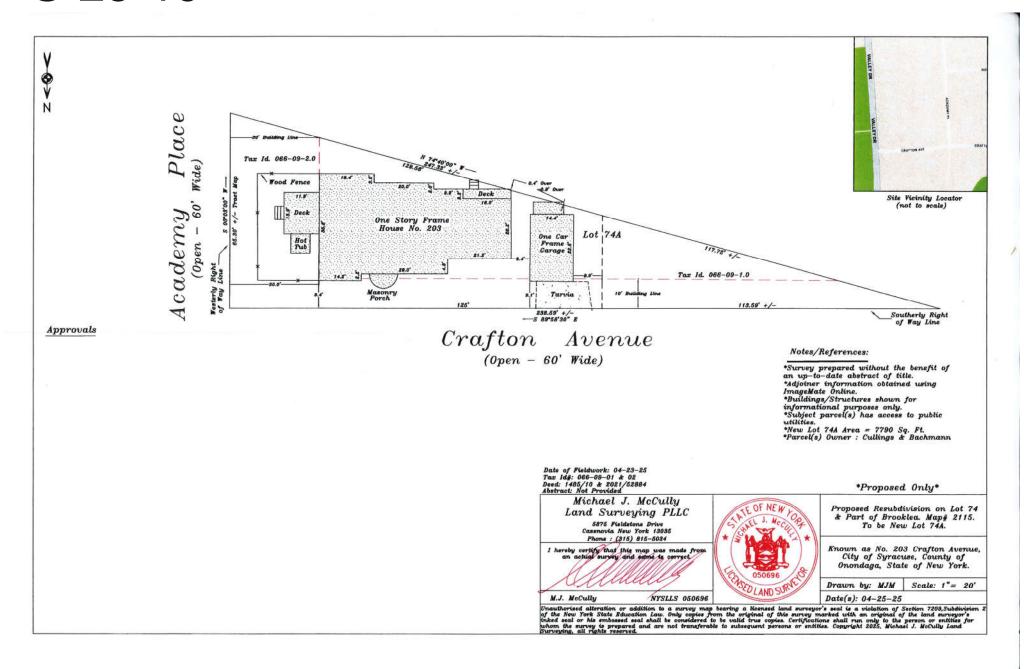
Known as No. 1223 1/2 Milton Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 20'

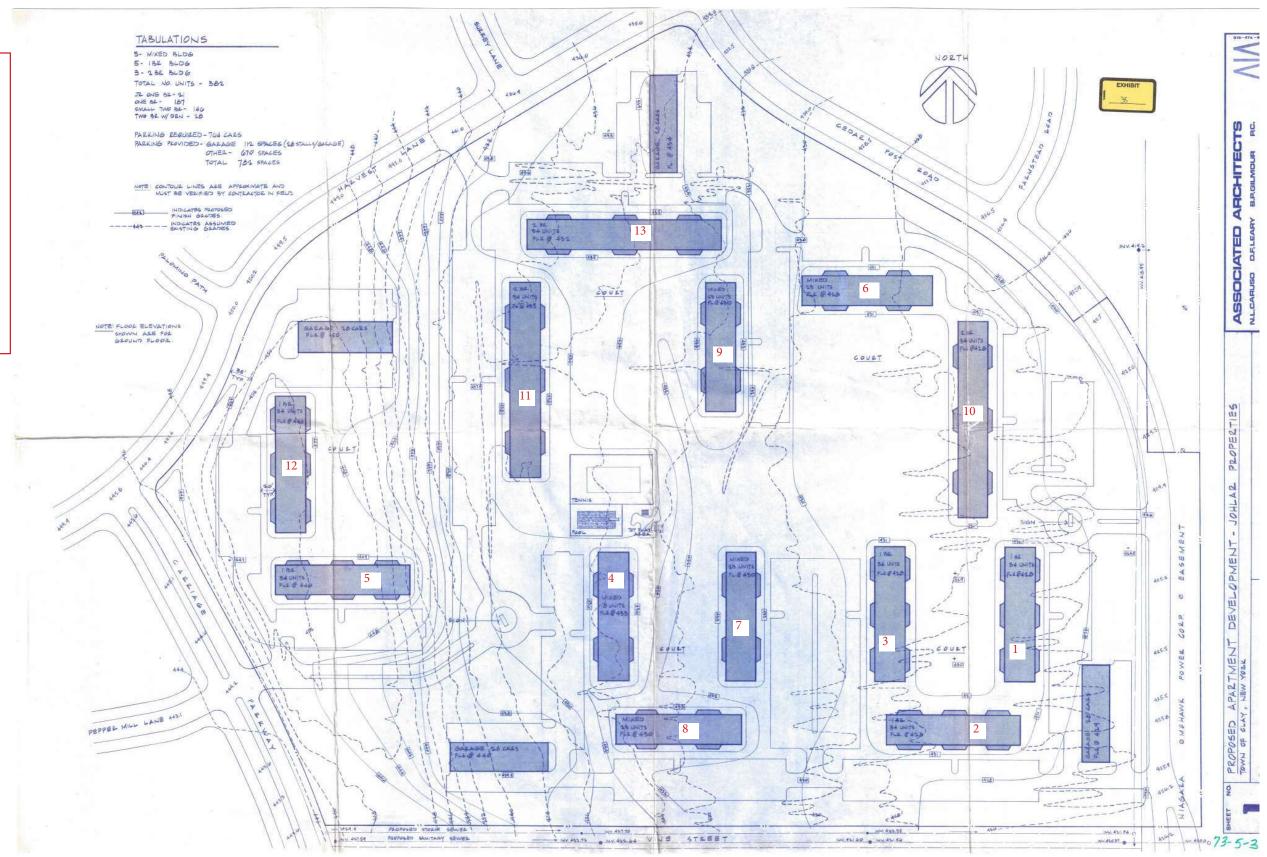
Date(s): 01-27-25

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2025, Michael J. McCully Land Surveying, all rights reserved.

### S-25-19



BUILDING	TYPE	NO OF UNITS
1	1BR	34
2	1BR	34
3	1BR	34
4	MIX	18
5	1BR	34
6	MIX	23
7	MIX	23
8	MIX	23
9	MIX	23
10	2BR	34
11	2BR	34
12	1BR	34
13	2BR	34
	TOTAL	382



SURVEY SITE PLAN

BUILDING	TYPE	NO OF UNITS
A	1BR	34
В	1BR	34
С	1BR	34
D	MIXED	23
Е	1BR	34
F	MIXED	23
G	MIXED	23
Н	MIXED	23
1	MIXED	23
J	MIXED	35
K	MIXED	35
L	1BR	34
М	MIXED	35
	TOTAL	390

