



ONONDAGA COUNTY PLANNING BOARD

Wednesday, July 23, 2025
11:00 AM

Carnegie Building
335 Montgomery St., 1st Floor

MEETING AGENDA

- I. Call to Order
- II. Approval of the Minutes of the July 2, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

Z-25-213

SPECIAL PERMIT

Northern Credit Union
at 5004-5008 West Taft Road

Northern Credit Union
Tax Map # 116.1-01-04.1, 116.1-01-05.

Town of Clay

Received: 7/3/2025

30-Day Deadline: 8/2/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
issuance of special permits and the site is located within 500 feet of West Taft Road
(Route 51), a county highway; and
2 the applicant is requesting a special permit to allow construction of a 3,100 sf credit
union with drive-thru on 2.54 acres in an Office (O-2) zoning district; and
3 the Board has reviewed multiple referrals regarding this site, most recently offering No
Position with Comment on a zone change referral (Z-25-157) to change the site to
Neighborhood Commercial (NC-1) to allow construction of a Northern Credit Union; the
Board advised that per Onondaga County Department of Transportation (OCDOT), direct
access to West Taft Road must be removed from the plans and a Stormwater Pollution
Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for the full build out
must be submitted to the Department; the Board encouraged installation of sidewalks
along the West Taft Road frontage, advised drainage from the adjacent development must
not be negatively impacted, encouraged more landscaping and screening to buffer
adjacent residential, and encouraged the municipality to reduce the parking requirements
and to relocate parking to the side and rear of the site; and
4 the site is located along West Taft Road, County Route 51, with additional frontage along
Wintersweet Drive; the site is across the street from Wegmans and is part of the Inverness
Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft
Road corridor in this area is characterized by a mixture of commercial businesses along
main roads surrounded by residential neighborhoods; the site's two parcels currently
contain single family homes (to be demolished) with driveways to West Taft Road; and
5 per the Site Plan dated 6/19/25, the applicant is proposing the construction of a +/- 3,100
sf credit union with drive-thru and 46 parking spaces; the building will be constructed at
the center of the site with parking lots on three sides, facing West Taft Road,
Wintersweet Drive, and the rear of the site; a 3-lane drive-thru will circulate along the
east side of the building, adjacent to residential; access to the site will come from a full
access driveway from Wintersweet Drive, a local road; the Site Plan shows trees to be
installed along the eastern and southern parcel boundaries and shows landscaping around
the proposed building and on landscaped islands in the parking lot; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct
access to West Taft Road will be permitted; and
6 a Resubdivision Plat For the Lands of Northern Credit Union dated 1/28/25, was included
showing the combination of the two lots comprising the site into New Lot 1 (2.52 acres);
the resubdivision has not been referred to this Board; an Easement Map, dated 6/19/25
was included in the referral materials showing the proposed development located within
an easement area, but excluding all areas not to be covered by pavement or building; (the
application also includes a legal description of the easement); from the map, it is unclear
who will exercise control over the landscaped areas and potential stormwater
management areas outside of the paved area of the site, however, per a July 8, 2025
conversation with the project attorney, Northern Credit Union will maintain control over
the entirety of New Lot 1; and
7 per the Environmental Assessment Form (EAF) dated 6/1/25, 1.60 acres of the site will

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

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

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

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

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

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

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

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

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

10 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

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

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

13 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-25-213

Z-25-215 SITE PLAN

See Also Case: Patrick Rock

Jordan Landing Apartments

Z-25-216 at Peru Road

Tax Map # 006.1-01-03.1, 006.1-01-04.

S-25-24 Village of Jordan

Received: 7/9/2025

30-Day Deadline: 8/8/2025

- 1 General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- 2 the applicant is proposing to extend an existing apartment complex with the construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and
- 3 the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-216, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- 4 the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- 5 per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- 6 per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

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

8 per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site;

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

9 per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day;

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

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

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

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

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

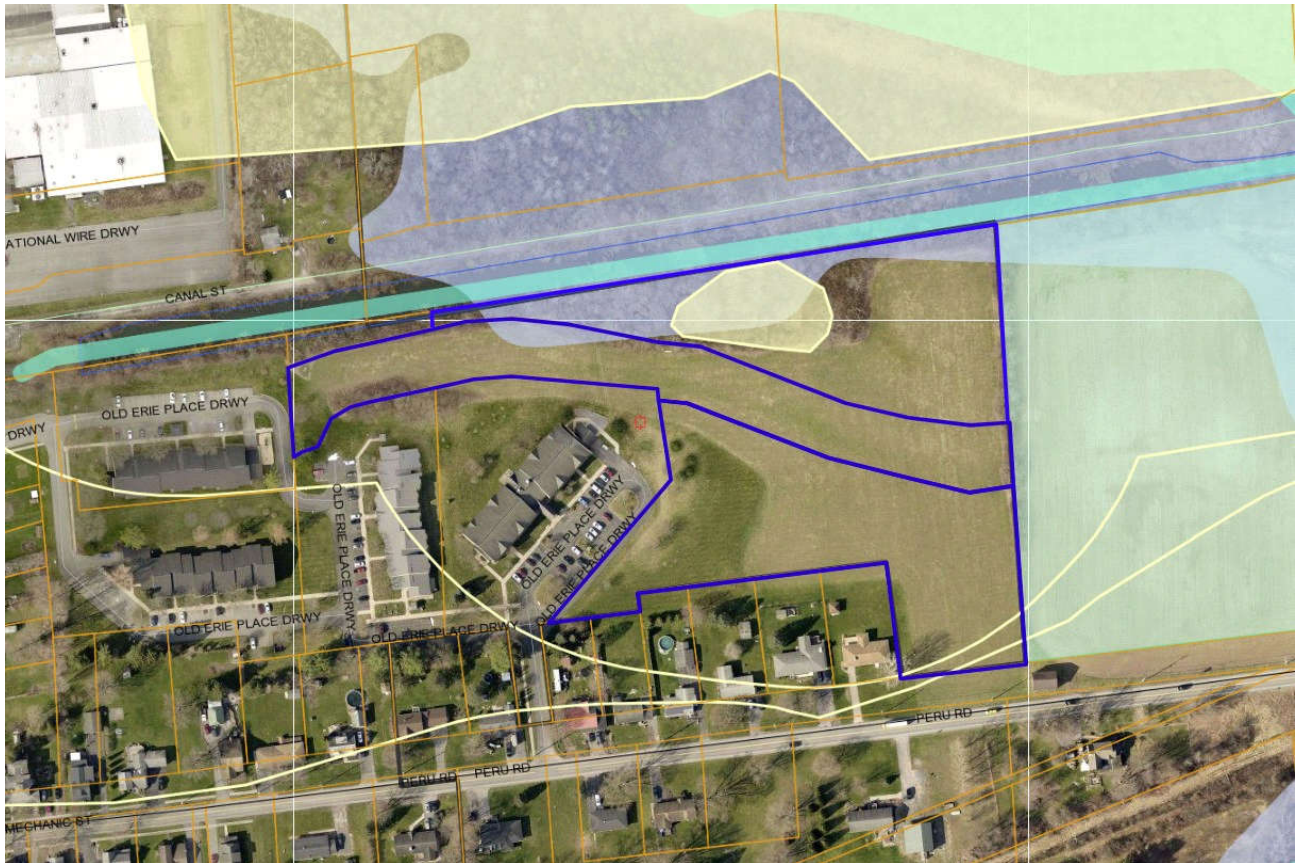
13 the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

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

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

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a

use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-215

Z-25-217

SPECIAL PERMIT

Tim O'Connell / West Seneca Development, LLC
at 4807 Caslebar Circle

Tax Map # 029.-05-47.2

Town of Onondaga

Received: 7/9/2025

30-Day Deadline: 8/8/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
issuance of special permits and the site is located within 500 feet of West Seneca
Turnpike (Route 175) and South Avenue, both state highways; and
2 the applicant is requesting a special permit to allow construction of a 2-story 8-unit
apartment building on a 2.395-acre parcel in an Onondaga Hill Business (OHB) zoning
district; and
3 the site is located along Castlebar Circle, a local road (Cul-de-sac), the site is a vacant lot
located in an area characterized by open space and forested land, with residential,
commercial and institutional uses nearby, including Dunkin' Donuts, Key Bank, the
Plush Spa, a United States Post Office and a Church; and
4 the applicant is proposing construction of an 8-unit apartment building on a vacant 2.395
+/- acre parcel; per the application, a second building will be constructed at a later date;
the proposed second building is not a part of the current referral; while the site plan
includes the proposed second apartment building, the EAF only addresses the construct of
one 8-unit apartment building and not the full-buildout of the project; and
5 per the site plan dated 11/4/24, the proposed 2-story 8-unit apartment building will be
constructed on the western section of the parcel with an existing stream flowing to the
north of the proposed building; a proposed 18-space parking lot with 2 ADA spaces will
be at the center of the site, serving both buildings; a driveway will provide access from
Castlebar Circle at the southern end of the site's road frontage; the second (future)
apartment building will be located on the eastern side of the parcel; and
6 per the Environmental Assessment Form (EAF) dated 5/20/25, 1.48 acres of the site will
be disturbed by the proposed project and stormwater will be directed to a "on-site storm
water management system"; per the Site Plan, an existing stormwater management area is
located in the northwest corner of the site and appears to be encroaching on the adjacent
parcel; it is unclear which property the stormwater area serves and this area coincides
with a "Utility & Drainage Easement" noted on the Site Plan without information
regarding easement boundaries or ownership; an additional detention basin will be
located between the proposed building and the site's road frontage; a detention basin is
also proposed for the northeast corner of the site and will be enlarged during construction
of Phase 2;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land
must be covered under the NYS SPDES Permit; the municipality is advised to ensure that
the applicant has obtained the appropriate permits from the NYS Department of
Environmental Conservation prior to municipal approval; and
7 per the EAF, new connections to public drinking water are proposed for the development;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering
Department to determine the activities and structures permitted within OCWA
easements/rights-of-way, water availability and service options, obtain hydrant flow test
information, evaluate backflow prevention requirements, and/or request that the
Authority conduct hydrant flow testing to assess fire flow availability; an
8 per the EAF, new connections to the public sewers is proposed to serve the development;
the site is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

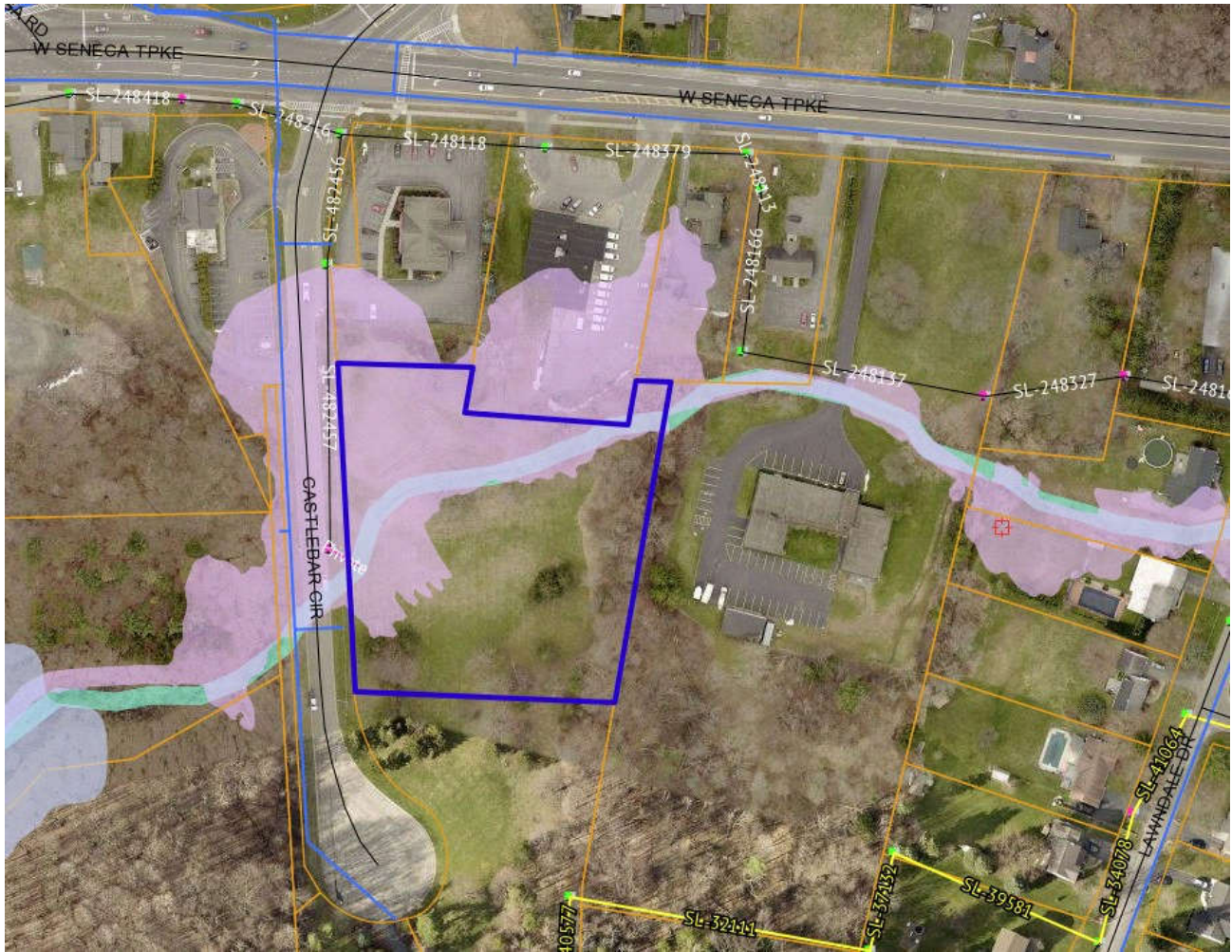
11 per the Central New York Regional Transportation Authority (CENTRO), West Seneca Turnpike has public transit service and a bus stop is located at the intersection of West Seneca Turnpike and South Avenue approximately 1/10 of a mile from the site; and

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

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

14 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-25-217

Z-25-218

SITE PLAN

Graziano Zazzara
at 311 Genant Drive

Syracuse Lighting Co. - Icon Lofts
Tax Map # 118.-05-02.1

City of Syracuse

Received: 7/10/2025

30-Day Deadline: 8/9/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
approval of site plans and the site is located within 500 feet of Interstate Route 81, a state
highway, and a county-owned wastewater treatment facility; and
2 the applicant is proposing to renovate a vacant 3-story brick building to create
approximately 70 dwelling units and a commercial tenant space on a 3.63-acre parcel in a
Mixed-Use Transition (MX-3) zoning district; and
3 the Board previously recommended No Position with Comment on a site plan referral (Z-
16-237) to convert the existing vacant warehouse into a mixed-use building with a
brewery and four apartments, encouraging the applicant to ensure adequate screening and
landscaping of parking areas, encouraging high-quality pedestrian accommodations,
advising the applicant to contact the Onondaga County Department of Water
Environment Protection to discuss sewer availability, and encouraging utilization of
green infrastructure to reduce stormwater runoff and improve stormwater quality; and
4 the site is located on the eastern edge of the Franklin Square district, characterized by a
high-quality aesthetic and pedestrian environment generated by urban density and
consistency in architectural scale, texture and pattern of new and rehabilitated former
industrial buildings; adjacent to the east is Interstate 81 and abutting the site to the north
is a National Grid substation; and
5 the site contains an approximately 41,900 sf building, the former Syracuse Lighting Co.
Factory, located in the northern portion of the site; the southern portion of the site is
covered by a broken asphalt and gravel parking lot; the site has frontage on North Clinton
Street to the west and Genant Drive, both City streets, which circulates around the
southern and eastern sides of the site; per aerial imagery, sidewalks are present along the
Genant Drive frontage and across North Clinton Street from the site; and
6 per the referral notice, the applicant is proposing to renovate the building to contain 70
dwelling units and a commercial tenant space; per the Site Layout Plan dated 5/13/25, a
59-space asphalt parking lot will be installed with a driveway to Genant Drive; trees and
plantings will surround the lot; per the referral, the site will also contain a courtyard, a
street-side balcony overlook, and an additional 25 parking spaces inside the building; and
7 per the Topographic Survey, 9/23/15, the northeast corner of the site contains a
permanent easement to Niagara Mohawk Power Corporation and contains two
transformer pads; per aerial imagery from May 2024, the area also currently contains
trees and a gravel area; per the Site Layout Plan, a concrete sidewalk will be installed,
connecting a building exit to Genant Drive; and
8 per the NYS Department of Transportation, the I-81 Viaduct Project is reconstructing
adjacent segments of North Clinton Street and Genant Drive as part of the Interstate 81
rebuild through the City of Syracuse; from the Plans, it appears on-street parking will be
installed on North Clinton Street along with sidewalks along the North Clinton Street
frontage; and
9 per the Environmental Assessment Form (EAF) dated 6/6/25, 0.88 acres of the site will
be disturbed by the proposed project and stormwater will be directed to a “subsurface
storm system with outlet to City’s newly constructed storm line in Genant’s ROW”;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

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

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

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site contains the Syracuse Lighting Co. which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is located near the 215 Genant Drive, 460 North Franklin Street, C.C. Bradley Plant, Veteran's Fasterner Supply Corp, Merrell-Soule None Such Mince Meat Factory, Amphion Piano Player Factory, and the North Salina Street Historic District which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and



Z-25-218

Z-25-220

SITE PLAN

Dave Beck (DB Remodeling)
at 9385 Brewerton Road

Dave Beck Companies
Tax Map # 117.-02-42.0

Town of Cicero

Received: 7/10/2025

30-Day Deadline: 8/9/2025

1

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

2

the applicant is proposing to establish a construction contracting business in a vacant auto repair shop and make improvements on a 0.44-acre parcel in a General Commercial (GC) zoning district; and

3

the site is located on Brewerton Road in the transitional area between large rural parcels to the south and the residential neighborhoods of Brewerton to the north; residential abuts the site to the south and west; and

4

the site contains a former auto repair facility at the intersection of Brewerton Road (NYS Route 11) and Omara Drive, a local road; an approximately 3,850 sf building is located on the Omara Drive frontage; per aerial imagery from May 2024, the site has two driveways to Omara Drive and one driveway to Brewerton Road; per aerial imagery, there are no roadside sidewalks in this area; and

5

the applicant is proposing to convert the site for use as a construction and contracting business; per an email from the Town dated 7/14/25, the referred site plan had been approved previously, but improvements shown on that plan were either never completely implemented or not maintained; the applicant will be completing these improvements as part of the current site conversion; per the Sketch Plan dated 11/25/24, the eastern driveway to Omara Drive (closest to the intersection) will be closed and landscape strips will be installed along the road frontage; the driveway and parking lot, currently either gravel or degraded pavement, will be repaved and striped; the landscaped area along the Brewerton Road frontage will be re-established and low shrubs installed; a dumpster enclosure will be constructed at the rear of the site; additional site improvements include interior building alterations, façade improvements, and the addition of signage to the Brewerton Road-facing side of the building; light poles area shown near the northeast corner, southwest corner, and along the southern parcel boundary with the note “lighting shall not be direct at NY RTE 11 or adjacent lands”; the Sketch Plan shows the western parking area extending to the western parcel boundary with no setback; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and

6

per the Environmental Assessment Form (EAF) dated 7/2/25, zero acres of the site will be disturbed by the proposed project, however it appears new area of the pavement will be added; and

7

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

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

8

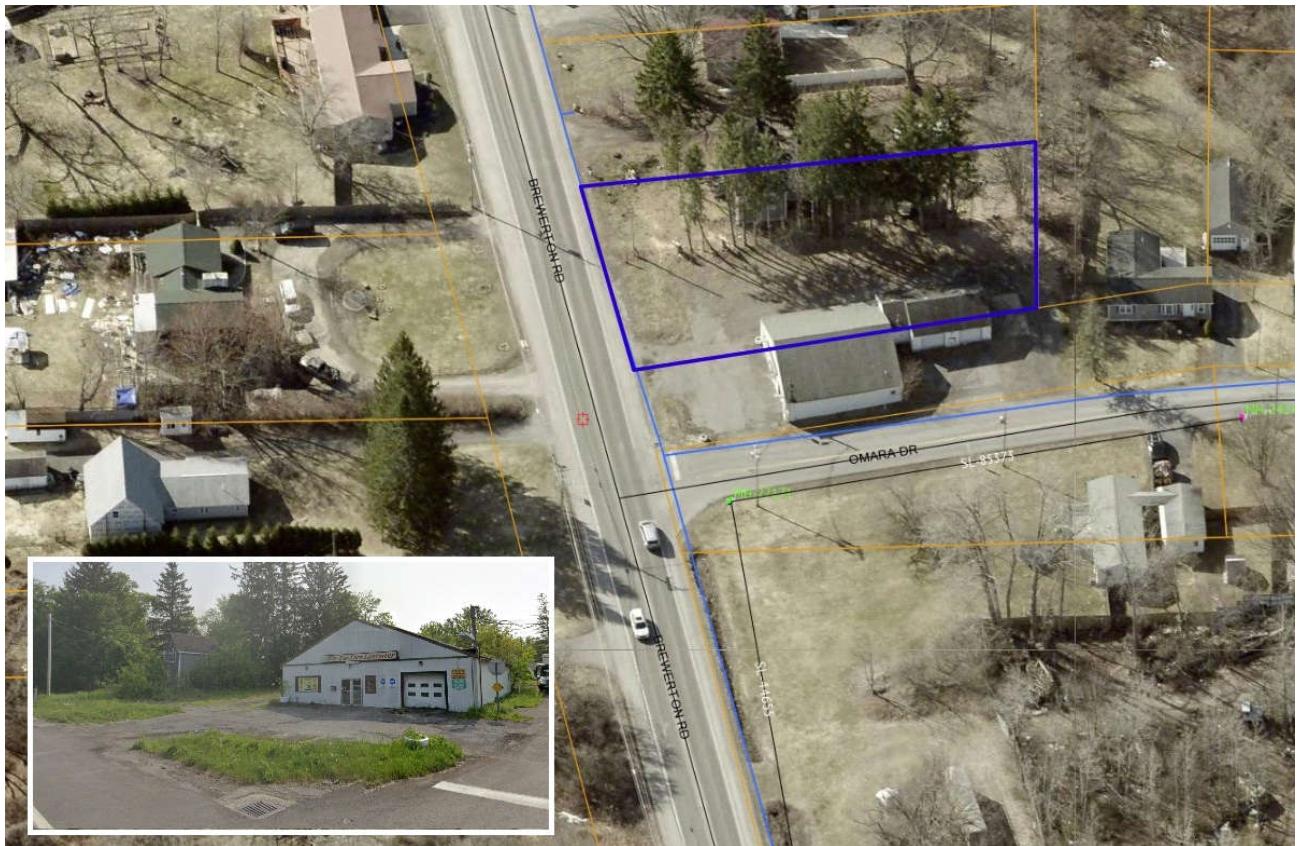
per the referral notice, the site is served by public sewers, is located in the Brewerton Wastewater Treatment Plant service area, and no changes to the current infrastructure are

proposed;

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

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

10 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-25-220

Z-25-222

SPECIAL PERMIT

Patrick Rock

at Peru Road

Village of Jordan

Received: 7/14/2025

Jordan Landing Apartments

Tax Map # 006.1-01-03.1, 006.1-01-04.

30-Day Deadline: 8/13/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and

2

the applicant is requesting a special permit to extend an existing apartment complex with construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and

3

the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-216, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and

4

the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and

5

per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;

ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and

6

per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

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

8 per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site;

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

9 per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day;

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

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

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

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

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

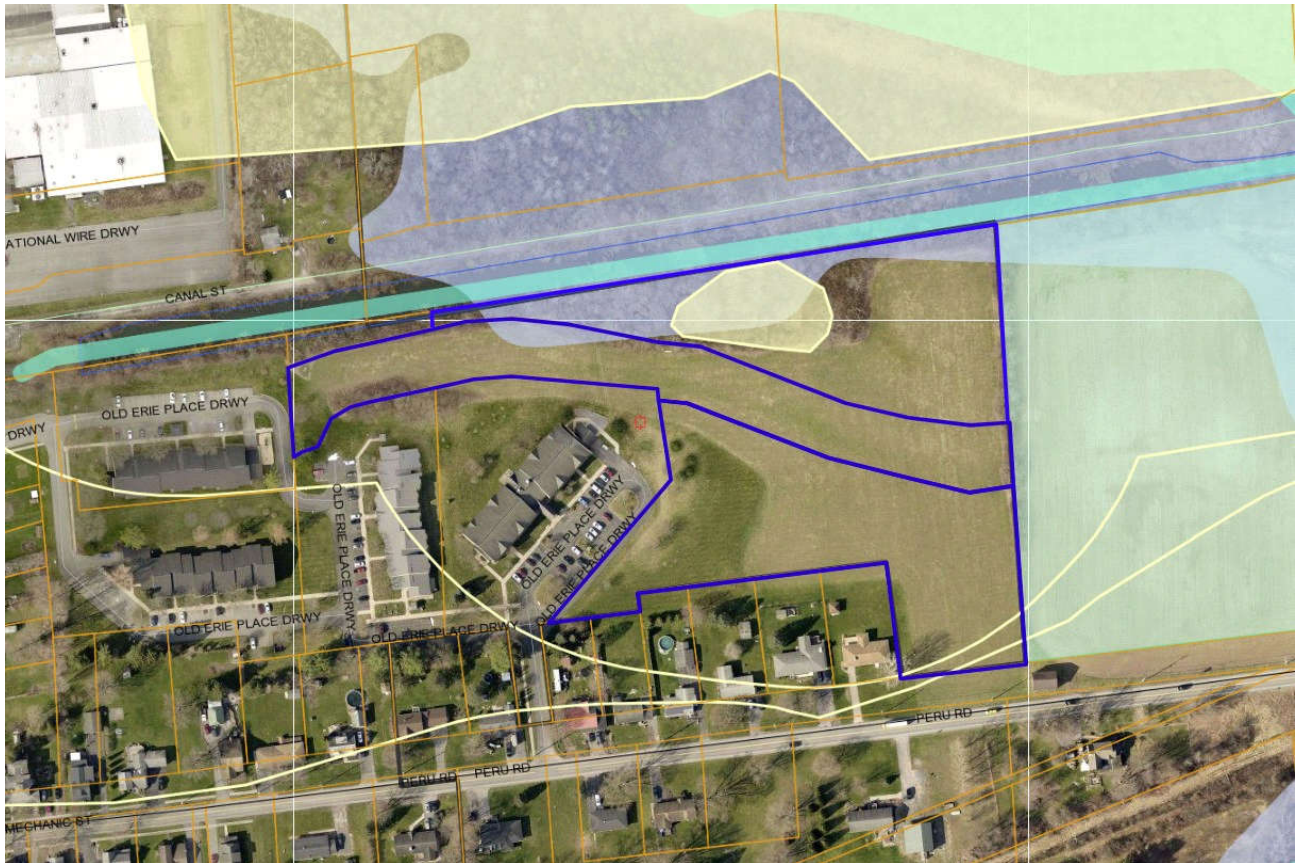
13 the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

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

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

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a

use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-222

S-25-23

FINAL SUBDIVISION

6757 Kinne St. Subdivision / Stephen Oliva, Jr.
at 6757 Kinne Street

Hidden Level

Tax Map # 024.-06-09.0, 024.-06-10.0,

Town of DeWitt

Received: 6/25/2025

30-Day Deadline: 7/25/2025

1 General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Kinne Street and East Molloy Road (both Route 71), a county highway and Collamer Road (Route 298), a state highway; and

2 the applicant is proposing to combine six tax parcels into one new lot (1.51 acres) in an Industrial zoning district as part of a commercial building expansion project; and

3 the Board recently offered No Position with Comment on a site plan referral (Z-25-200) to raise a portion of the existing building's roof, encouraging the applicant to improve site appearance and drainage by adding landscaping along road frontages and around the parking lots; and

4 the site is located at the southwest corner of the intersection of Old Collamer Road and Kinne Street in an area characterized by the commercial uses surrounding Hancock International Airport; and

5 the site is comprised of multiple parcels under the same ownership and contains an approximately 14,133 sf warehouse, with driveways to both Kinne Street (County Route 71) and Old Collamer Road; parking is located in a lot at the front of the building and along the driveway to Old Collamer Road, totaling 40 parking spaces;

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

6 per the Oliva Properties LLC Lot Merger map dated 5/28/25, the applicant is combining the six parcels comprising the site into one new 1.51-acre lot; and

7 per the Environmental Assessment Form (EAF) dated 6/18/25, zero acres of the site will be disturbed by the proposed project; and

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

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

9 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;

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

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

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

the site is located over, or immediately adjoining, a principal aquifer (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 it appears that there are no wooded areas on the site; and



S-25-23

S-25-24 SUBDIVISION

See Also Case: Patrick Rock

Jordan Landing Apartments

Z-25-215 at Peru Road

Tax Map # 006.1-01-03.1, 006.1-01-04.

Z-25-216 Village of Jordan

Received: 7/9/2025

30-Day Deadline: 8/8/2025

- 1 General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- 2 the applicant is proposing a lot line adjustment between 6 parcels, creating two new lots, New Lot 100 (7.84 acres) and New Lot 101 (4.96 acres), in a One-, Two- and Multiple-Family Residential (R-C) zoning district; and
- 3 the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-215, Z-25-216, Z-25-222) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- 4 the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- 5 per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- 6 per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and
- 7 per the referral notice, the applicant is requesting variances to allow 84 parking spaces

when 98 are required by Village Code and to allow a 20' distance between buildings when 40.5' is required; and

- 8 per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to “onsite stormwater management facilities”; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site;

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

- 9 per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day;

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

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

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

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

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

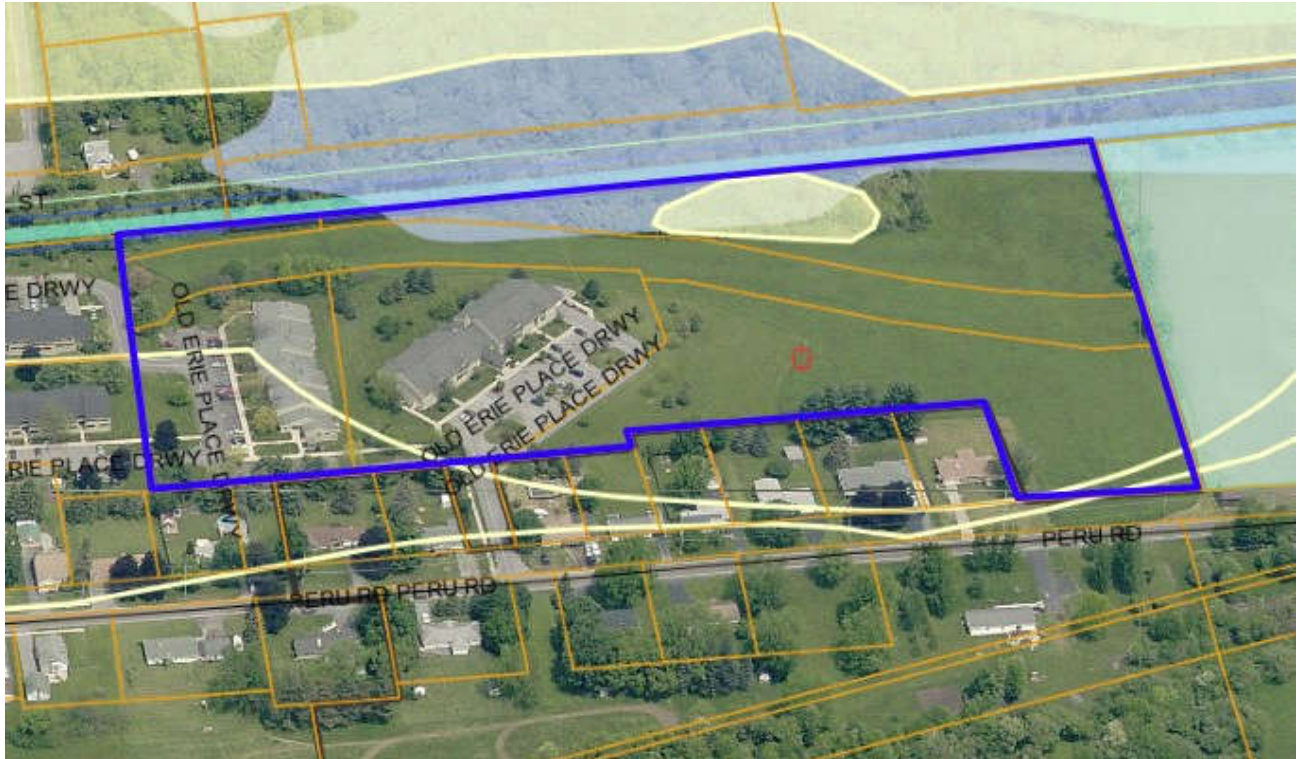
- 13 the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

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

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

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such

notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



S-25-24

Z-25-214

ZONE CHANGE

Giuseppe Zavaglia
at 6701 Buckley Road

Comfort Inn Conversion
Tax Map # 074.-03-01.0

Town of Salina

Received: 7/3/2025

30-Day Deadline: 8/2/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 48), a county highway, and the NYS Thruway (Route 90), a state highway; and

2

the applicant is requesting a zone change on a 4.19-acre parcel from Planned Commercial (C-3) to Multi-Family Residential / Commercial (R-5) to allow conversion of a vacant hotel to apartments with an office and café/restaurant; and

3

the Board recently offered No Position with Comment on a previous version of this zone change referral (Z-25-149) to apply the Repurposing and Reuse Floating Overlay to the site, providing comments regarding the proposed development including the applicant must coordinate Buckley Road access plans with the Onondaga County Department of Transportation (OCDOT) and the applicant must submit a copy of a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP) due to the site being located within a County Drainage District; and

4

the site is a former Comfort Inn located on Buckley Road, a county road, in an area characterized by a mix of commercial land uses along major routes with residential neighborhoods and apartment complexes; the site abuts the NYS Thruway to the southeast, the Buckley Square Senior Apartments to the northwest, and offices across Buckley Road from the site; the Comfort Inn building is surrounded by parking lots with two full access driveways to Buckley Road;

5

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and per the referral, the applicant is requesting to change the zoning designation for the site from Planned Commercial District (C-3) to Multiple Family Residential/Commercial District (R-5) to allow the existing hotel to be converted to apartments with a café/restaurant; per Town Code, R-5 is intended “to provide a similar use as the R-4 District but to permit limited commercial uses on the first floor of a multiple dwelling erected in an appropriate location for this type of use”; permitted uses include multiple dwellings and multiple dwellings with specific commercial uses on first floor; the allowed first floor commercial uses are retail sales and services, offices and personal service shops, and restaurants; and

6

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

7

the previously referred zone change was to apply the Repurposing and Reuse Floating Overlay District (RROD) to the site; per the Town Code, the RROD objectives include encouraging “the reuse and repurposing of older commercial buildings that have either been abandoned or have become underutilized”, “encourage the adaptive reuse of aging commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or

use public transit”, “provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users”, and “take advantage of existing infrastructure and resources available on site and encourage development compatible with existing land use and contours on the site”; per an email with Town staff dated 7/1/25, the change from RROD to R-5 was suggested by Town staff as the applicant’s proposal is “in line” with R-5; and

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

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

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

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

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

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

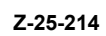
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request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

11 per the referral notice, the site is served by public sewers and no changes to current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

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



Z-25-216 AREA VARIANCE

See Also Case: Patrick Rock

Jordan Landing Apartments

Z-25-215 at Peru Road

Tax Map # 006.1-01-03.1, 006.1-01-04.

S-25-24 Village of Jordan

Received: 7/9/2025

30-Day Deadline: 8/8/2025

- 1 General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Peru Road / Mechanic Street (Route 60), a county highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- 2 the applicant is requesting area variances for reduced parking and distance between buildings related to a proposal to extend an existing apartment complex with construction of 9 additional buildings (61-65 units), a gazebo and an enclosed playground on three parcels totaling approximately 8 acres in a One-, Two- and Multiple Family Residential (R-C) zoning district; and
- 3 the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-25-215, Z-25-222, S-25-24) for this proposed development; the Board recently provided No Position with Comment on a zone change referral (Z-25-82) to change the site from One-Family Residential (R-A) to One-, Two- and Multiple-Family Residential (R-C) to allow this proposed development; the Board provided comments encouraging the applicant to seek wetland delineation prior to granting the zone change, encouraging legal access to be established for landlocked parcels, and encouraging the Village to contact the Onondaga County Department of Planning GIS Division for production of a Village Zoning Map; and
- 4 the site is comprised of six parcels to be reconfigured into two new lots on the northeast side of the Village of Jordan; the site contains the two easternmost buildings of the Old Erie Place Apartments complex and the vacant lands to the north and east, between Peru Road and the Erie Canal; single-family residential along Peru Road separates most of the site from Peru Road; and
- 5 per the Lands Of Rock Final Plan dated 5/29/25, the applicant is proposing to combine the six parcels comprising the site into two new lots; New Lot 101 will be 4.96 acres and will contain two of the existing apartment buildings and the full access driveway to Peru Road, a county highway; New Lot 100 will be 7.84 acres and will contain the new development and 188' of frontage on Peru Road;
ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- 6 per the Overall Plan dated 5/7/25, the applicant is proposing a multi-building apartment complex to be arranged on an internal road, extending from Peru Road and connecting the existing complex to the west; a 21-unit, 2-story apartment building will be located between the internal road and the rear of the site; nine smaller, 1-2-story buildings containing 4 to 8 apartments each (totaling 40) will also line the internal road; 61 total apartments are indicated on the plans, but 65 are proposed on the referral notice and in the Environmental Assessment Form (EAF) dated 5/7/25; 84 parking spaces line the internal road; sidewalks line the internal road and connect to Peru Road and sidewalks at the existing apartment building; two dumpster enclosures are shown and a gazebo is proposed adjacent to the large apartment building; per the EAF, amenities will include a gym, community room, and playground; a Site Planting Plan dated 5/7/25 was included with the referral materials which details various plants, shrubs, and trees but they are not indicated on the plan so the quantity and location of proposed plantings is unknown; and

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

8 per the Environmental Assessment Form (EAF) dated 5/7/25, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be directed to "onsite stormwater management facilities"; per the Overall Plan, stormwater infrastructure will be located under the internal road and parking and a stormwater basin is proposed for the northeast corner of the site;

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

9 per the Environmental Assessment Form (EAF) dated 5/7/25, a new connection is required to public drinking water is proposed to serve the site and water will be provided by the Jordan Village Water District; per the EAF, the development is anticipated to require 11,990 gallons of drinking water per day;

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

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

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

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

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

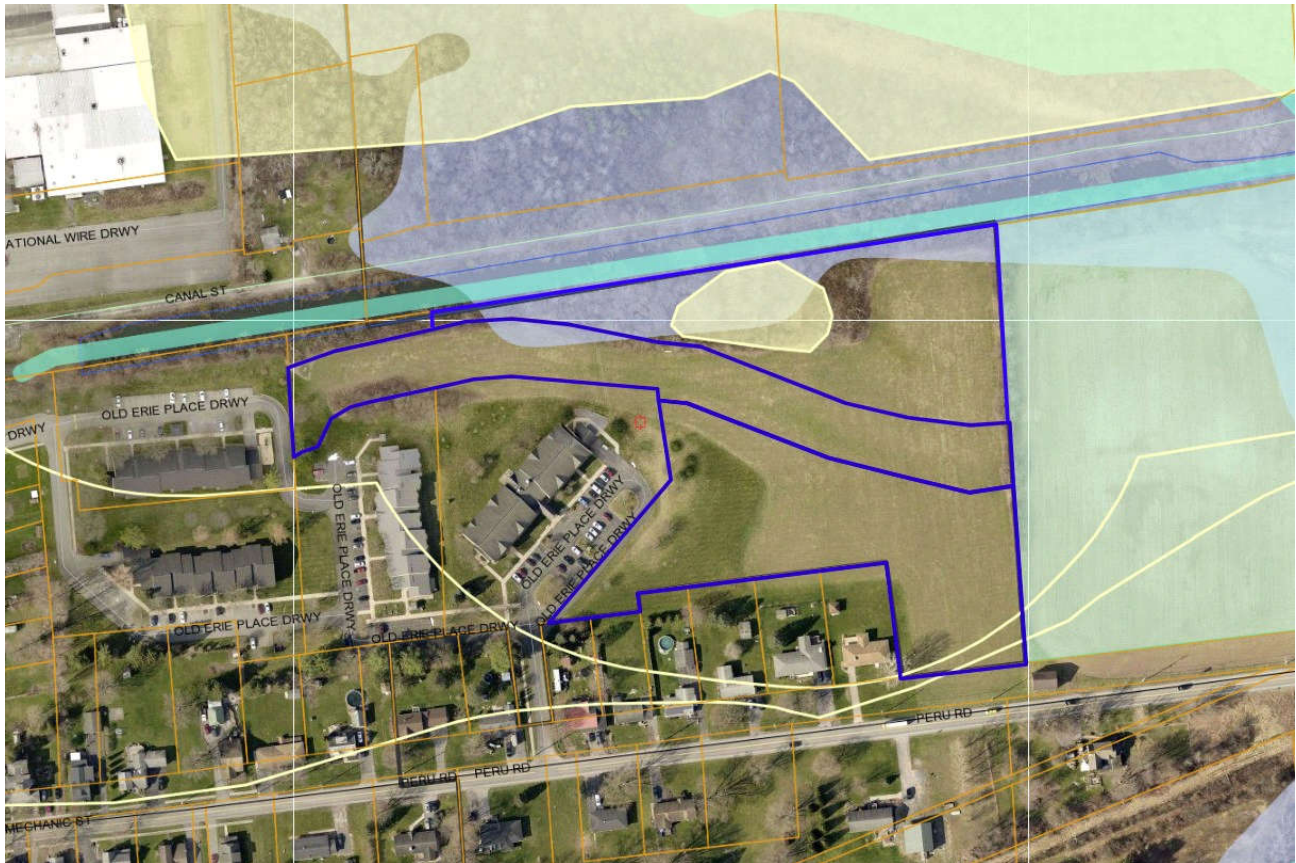
13 the site is located adjacent to the Empire State Trail; the site plan does not reflect connections to this amenity; and

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

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

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a

use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-216

Z-25-223

ZONE CHANGE

Rich Family Subdivision

at 8100 Oasis Lane

Tax Map # 074.-01-12.6, 074.-01-12.1

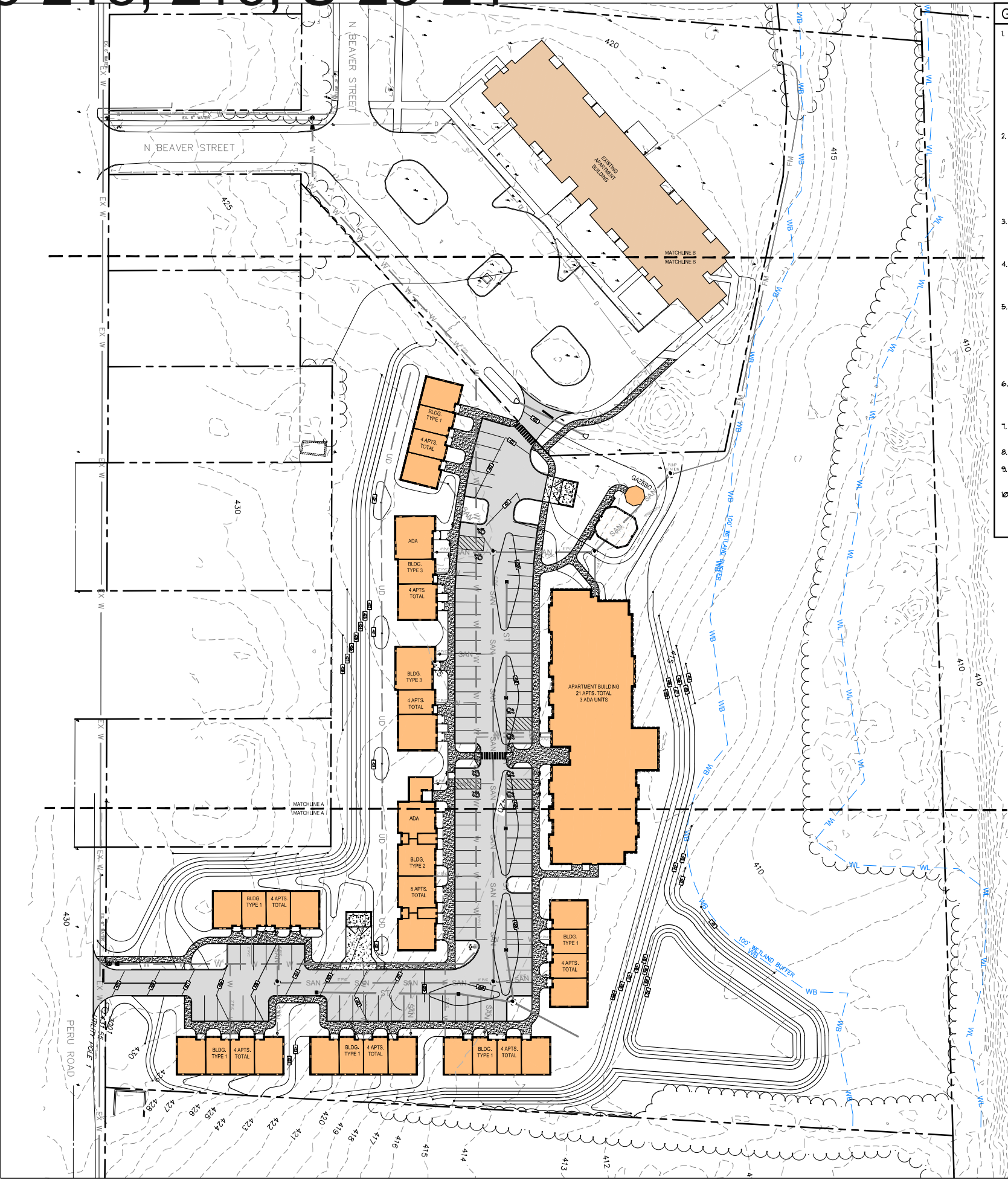
Town of Clay

Received: 7/15/2025

30-Day Deadline: 8/14/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the
adoption or amendment of a zoning ordinance or local law and the site is located within
500 feet of Caughdenoy Road (Route 49), a county highway; and
2 the applicant is proposing a zone change on 2.6 acres from Residential Agricultural (RA-
100) to One-Family Residential (R-10) to allow for the creation of four new lots; and
3 the site is an area of Caughdenoy Road, north of Interstate 481, characterized by
residential neighborhoods interspersed by large, wooded parcels; and
4 the site is comprised of two parcels, primarily wooded, with two houses located near the
shared parcel boundary, along a private segment of Oasis Lane; and
5 the applicant is proposing a zone change from RA-100 to R-10 to allow the creation of
four new residential lots; per the Town Zoning Map dated 12/2017, the site, along with
some parcels located along Caughdenoy Road, are zoned RA-100; adjacent residential
developments are located in Residential districts R-15, R-10, R-7.5, and R-40; per the
Town Zoning Code, the intent of the R-10 district is “to permit higher density, single-
family uses and supportive non-residential development on sites in the Town served by
both public water and sewer”; and
6 per the Zone Change from RA-100 Residential/Agricultural District to R-10 Residential
District map dated 6/24/25, northern portions of both parcels comprising the site will be
subdivided into four new lots, proposed Lots 3-6 (0.5 to 0.7 acres), leaving the existing
houses on their own lots, proposed lot 1A (5.9 acres) and proposed lot 2A (5.6 acres); the
proposed new residential lots will be arranged around a cul de sac of Old Rose Way
which currently terminates at the northern site boundary; the subdivision has not yet been
referred to this Board; and
7 the Environmental Assessment Form (EAF) dated 6/25/25 describes only the zone change
action and not any future development; and
8 per the referral notice, new connections to public drinking water are proposed to serve the
new lots;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering
Department to determine the activities and structures permitted within OCWA
easements/rights-of-way, water availability and service options, obtain hydrant flow test
information, evaluate backflow prevention requirements, and/or request that the
Authority conduct hydrant flow testing to assess fire flow availability; and
9 per the referral notice, the site is served by individual septic systems and connections to
public sewer are proposed for the new lots; the site is located in the Oak Orchard
Wastewater Treatment Plant and Gatewood Pump Station service areas;
ADVISORY NOTE: The Onondaga County Department of Water Environment
Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use;
additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed
previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1
gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal
engineer; the Capacity Assurance Form and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and

Z-25-215, 216, S-25-24



GENERAL NOTES

1. EXISTING FEATURES SURVEY PREPARED BY IANUZI AND ROMANS, LAND SURVEYING P.C., DATED MARCH 13, 2025.
- OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
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3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
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6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
--- 100' ---	--- 100' ---	CONTOUR
+377.7	CT/CE	SPOT ELEVATION
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	HP/LP	TOP/BOTTOM OF CURB
	TP-2	HIGH / LOW POINT
	B-1	TEST PIT
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		GUIDERAIL
		FENCE
		UTILITY POLE
		WATER LINE
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		STORM PIPE
		UNDERDRAIN
		SANITARY PIPE
		OVERHEAD ELECTRIC
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		CATCH BASIN/MANHOLE
		CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PAVEMENT-PARKING
		CONCRETE PAVEMENT
		CONCRETE PAVEMENT - HEAVY DUTY
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
		SILT FENCE
		TREE
		SHRUB
		PLANT KEY
		VEGETATION

ZONING DATA CHART - VILLAGE OF JORDAN

ZONING: SERVICE DISTRICT		
LOT SIZE: 365,468 SF ± (8.4 ac.)		
BUILDING SIZE: 8F ±		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	365,468 SF.
MINIMUM BLDG LINE	100 FT	100 FT
MINIMUM LOT DEPTH	200 FT	EXISTING FT
MINIMUM YARD SETBACKS		
- FRONT YARD	40 FT	40 FT
- REAR YARD	25 FT	13 FT (EXISTING)
- SIDE YARD	20 FT	11 FT
MAXIMUM BUILDING HEIGHT	40 FT	-
MAXIMUM COVERAGE	50%	12.5 %

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA: N/A
PROPOSED IMPERVIOUS AREA: 118,383 SF (2.7 ac.)
DISTURBANCE AREA: 126,500 SF
IMPERVIOUS REDUCTION: 50% INCREASE IN IMPERVIOUS SERVICES

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PARKING DATA CHART

LOT USAGE: AUTOMOBILE GARAGE
PARKING REQUIREMENTS: Nonresidential requirements. All uses in the Town, other than single-family residential uses, require site plan approval. The Planning Board, as part of the site plan approval process, shall specify the number of parking and loading spaces required considering the nature and intensity of the use, the site conditions and other pertinent considerations. The Planning Board shall be guided by the standards set forth in professional design manuals such as the American Planning Association Off-Street Parking Standards.
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EMPLOYEES = N/A
PROPOSED = 84 PARKING SPACES

§261-1: Parking requirements: For purposes of this Code a parking space shall be at least ten feet wide by 20 feet long. Driveway aisle: Driveway aisles shall be at least 24 feet clear in width.



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FREEMAN
ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
430 N. WINE STREET, SUITE 100, JORDAN, NEW YORK 13208
PHONE: (315) 445-7980

PB/ZBA
SUBMISSION SET
5/7/2025
NOT FOR
CONSTRUCTION

REV. No.	DATE:	DRAWN BY:	DESCRIPTION:

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO:	25014
DATE:	05/07/2025
DRAWN BY:	JPR
CHECKED BY:	EOK
SCALE:	AS SHOWN

PROJECT NORTH

NEW CONSTRUCTION
JORDAN LANDING
577 PERU ROAD, JORDAN, NEW YORK

HOLMES ■ KING ■ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

PART 86.05b OF THE TITLE "WETLAND BUFFER" IS NOTED AS BEING A REVISION TO THE DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE INDICATED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 86.05b.

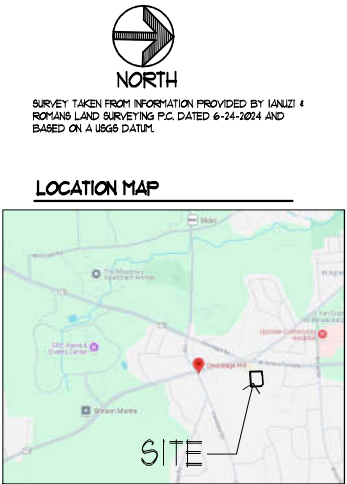
OVERALL
PLAN

L1.0

Z-25-217

THESE DRAWINGS SHALL NOT BE ALTERED MANUALLY OR ELECTRONICALLY WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. VIOLATORS WILL BE PROSECUTED. THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY WITH RESPECT TO THIS PROJECT.

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- LEGEND**
- EXISTING CONTOUR
 - NEW CONTOUR
 - EXISTING SPOT GRADE
 - NEW SPOT GRADE
 - NEW PAVING
 - NEW CONCRETE PAD/WALK
 - EXISTING TREES TO REMAIN
 - LAWN AREA

SITE TABULATION

SITE AREA:	104,356 SQ FT	2.395 ACRES ±
PROPOSED APARTMENT BUILDING:	8 UNITS (5,546 SF)	
PROPOSED LOT COVERAGE:	5.25% (6,100 SF)	
FUTURE APARTMENT BUILDING:	8 UNITS (5,546 SF)	
FUTURE TOTAL LOT COVERAGE:	11.10% (12,200 SF)	
TOTAL PROPOSED APARTMENTS:	(16) UNITS	
ALLOWED RESIDENTIAL UNITS w/ SPECIAL PERMIT:	(1) UNITS/ ACRE @ 2.395 ACRES = 16.165 UNITS ALLOWED	
PARKING		
PROPOSED PARKING REQUIRED:	225 SPACES/UNIT @ 8 UNITS = 18 SPACES	
FUTURE PARKING REQUIRED:	225 SPACES/UNIT @ 8 UNITS = 18 SPACES	
TOTAL w/ FUTURE DEVELOPMENT:	36 SPACES	
PARKING PROVIDED	18 SPACES	
FUTURE PARKING PROPOSED:	18 SPACES	
TOTAL w/ FUTURE DEVELOPMENT:	36 SPACES	

LOT 4 BUILDING REQUIREMENTS- O-HB ZONE

	REQUIRED:	PROPOSED:
MAXIMUM BUILDING HEIGHT:	35'	30'-2"
MAXIMUM BUILDING AREA (G.F.A.):	6,000 SF	5,546 SF
MAXIMUM LOT COVERAGE:	30%	11% w/ FUTURE
MINIMUM FRONT YARD:	35'	COMPLIES
MINIMUM REAR YARD:	35'	COMPLIES
MINIMUM SIDE YARD:	20'	COMPLIES
MINIMUM YARD DISTRICT BOUNDARY:	50'	COMPLIES

Hagan Architects P.C.
design, build

SITE PLAN

PROPOSED APARTMENTS

CASTLEBAR CIRCLE
TOWN OF ONONDAGA, NEW YORK
project: 315-400-4382
1800 Integrated Ave
SYRACUSE, NEW YORK 13205
date: 4 NOVEMBER 2024
rev: 1
by: KCH
scale: 1"=20'-0"

12/19/2023 10:31:18 AM Autodesk Docs://Chimes Development/23088 - The Chimes Building_A23.rvt
© COPYRIGHT 2023, in-ARCHITECTS, PLLC D



*NOTE: PROJECT MAY QUALIFY FOR PARKING REDUCTIONS. REDUCTIONS NOT CALCULATED AS PROJECT IS ADEQUATELY PARKED AND APPROVABLE WITHOUT.

NOTES:
1) REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2) ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T.
"MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

MEET EXISTING LINE and GRADE.



BUILDING RENOVATIONS TO:
ICON LOFTS
311 GENANT DRIVE
SYRACUSE, NEW YORK, 13204

IT IS THE VIOLATION OF THE LAWFUL ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

SITE LAYOUT PLAN

Project Status	CONCEPT
Date	5/13/2025
Project Number	4502
Drawn By	CF
Checked By	EK

L400

NOTES:

ALL DIMENSIONS ARE APPROXIMATE & BASED UPON ORIGINAL SURVEY PROVIDED BY OWNER.
ELEVATION DATA FROM PUBLICLY AVAILABLE SOURCES (APPROXIMATE USGS DATUM) IF AVAILABLE
SEE ARCHITECTURAL EXHIBITS FOR BUILDING ELEVATIONS AND FOUNDATION DESIGN
LOCATION OF INFRASTRUCTURE (FENCING, DRIVEWAY(S), BUILDING SEPARATIONS, ETC.) IS APPROXIMATE AND SUBJECT TO CHANGE SLIGHTLY IN FINAL DESIGN.

"DAVE BECK REMODELING OFFICE"

OWNER/ADDRESS: DAVE BECK'S REMODELING
9385 BREWERTON ROAD
BREWERTON, NY 13029

TAX MAP ID # 117-02-42.0
TOTAL ACREAGE = 0.44 ± ACRES
AFFECTED AREA = < 0.00 ± ACRE (ALL BUILDINGS/IMPROVEMENT EXISTING)

PROVIDED FRONT YARD SETBACK (EAST) = 42FT
PROVIDED SIDE YARD SETBACK (SOUTH) = ~45' - 64'
PROVIDED SIDE YARD SETBACK (NORTH) = ~4.8'
PROVIDED REAR YARD SETBACK (WEST) = ~41' - 46'

PROPOSED USE:

- BUSINESS OFFICE
- HOURS OF OPERATION: 7am - 10 pm

- ALL SHOWN PLANTINGS/BERMS/BUFFERS ARE EXISTING.
- SHOULD ADDITIONAL PLANTINGS BE REQUIRED, THEY SHALL BE COMPLETED WITHIN 1 YEAR OF APPROVAL.

CONTOUR INTERVAL = N/A (SITE IS LOCALLY "FLAT")
ELEVATION: ~426FT
FIELD TOPOGRAPHY AS PER PUBLICLY AVAILABLE DATA.
NO MAJOR CUT/FILL ACTIVITIES PROPOSED.

NO NYSDEC OR FEDERAL WETLANDS ON PREMISES PER EXISTING WETLAND MAPPING AND OBSERVATION.

NOTE: NO DEVELOPMENT WITHIN 100' OF ANY NYSDEC REGULATED WETLANDS WITHOUT PERMIT, AS PER ARTICLE 24 CONSERVATION LAW.

ON SITE WASTE DISPOSAL SYSTEM (SEWER):

NUMBER OF PARKING SPACES:
ACCESSIBLE SPACES PROVIDED: 2
STANDARD SPACES PROVIDED: 12+
OF FULL TIME EMPLOYEES: 3
SPACES PROVIDED = > 3X# NUMBER OF FULL-TIME EMPLOYEES

PARKING LOT LIGHTING: 100W SOLAR 12,500 LUMEN POST MOUNTED ON 22-26" PRECAST CONCRETE PER MIN 48" R.O. BY WALL LIGHT OR EQ
LIGHTS TO BE POLE MOUNTED 12-14FT ABOVE GRADE
WALL MOUNTED LIGHTING SHALL BE "DARK SKY" COMPLIANT FIXTURES

WALL LIGHTING: 30W 4,000 LUMEN BY C-LITE OR EQ

LIGHTING SHALL NOT BE DIRECTED AT NY RTE 11 OR ADJACENT LANDS OUTSIDE STORAGE IS NOT PROPOSED OR EXPECTED FOR THIS SITE.

DUMPSTER AREA SHALL BE FIELD LOCATED AS TO IMPACT TRAFFIC AND PARKING AS LITTLE AS POSSIBLE

BUILDING IS CURRENTLY SERVICED BY OCWA PUBLIC WATER SUPPLY

POSTED SPEED LIMIT: 40 MPH

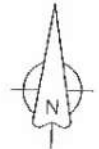
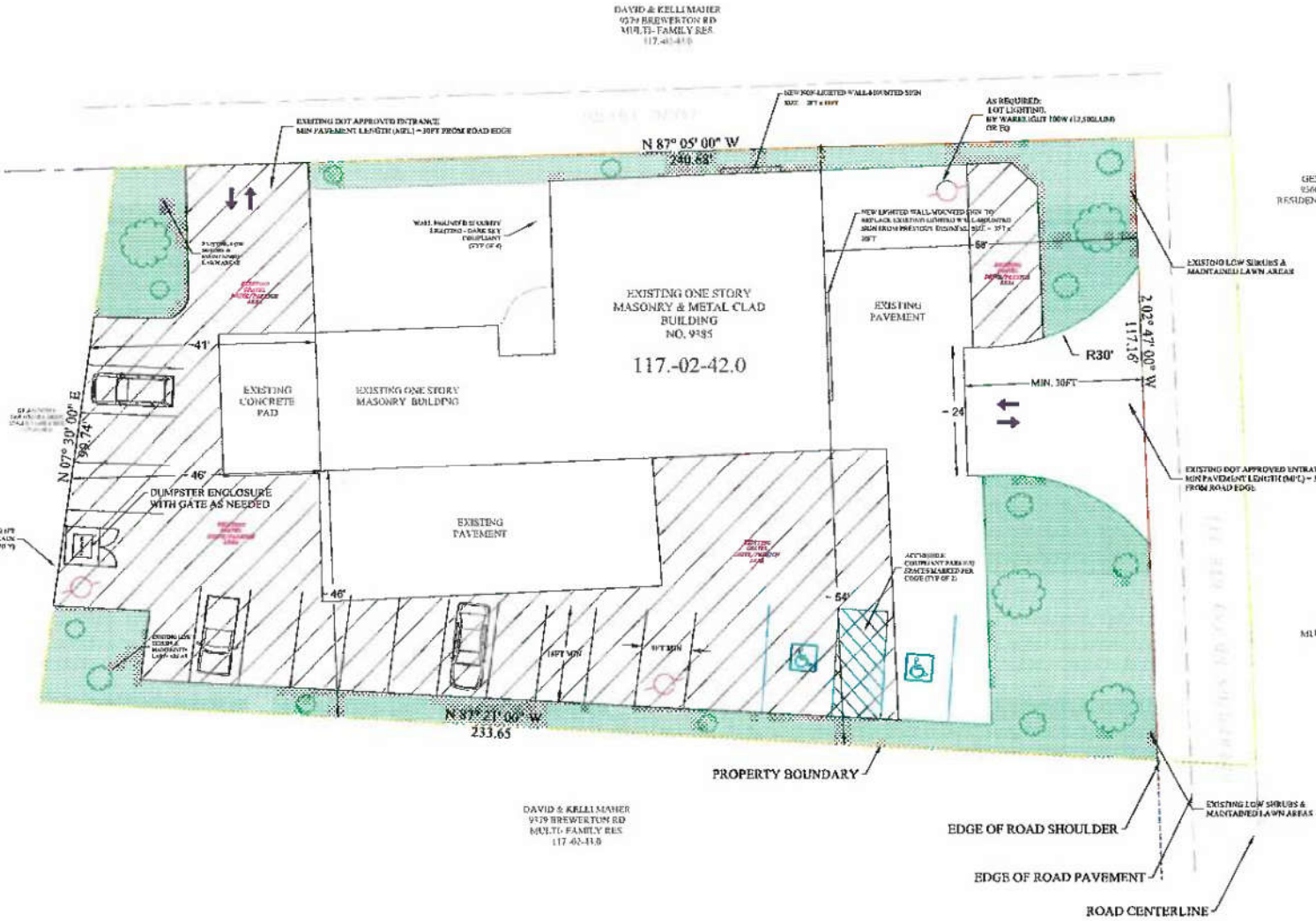
SIGHT STOPPING DISTANCE: >400FT

PROPOSED CONSTRUCTION SCHEDULE:
START: WINTER 2025
COMPLETION: SPRING 2025

PLANTING PLAN:
LOT IS CURRENTLY GRASSED. SMALL/LOW GROWTH PLANTING TO BE INSTALLED AT VARIOUS LOCATIONS AROUND THE PROPERTY.

PROPOSED SIGNAGE:

TYPE: WALL MOUNTED SIGN
STREET FRONTAGE: ~375 LIN-FT = 375FT² SIGN AREA MAX
PROPOSED SIGNAGE:
FRONT: 3FT x 20FT = 60FT²
SIDE (FACING OMARA DR): 2FT x 11FT = 22FT²
TOTAL SIGNAGE AREA: 82FT²



ADAM J. DORN, P.E.
281 GRANNIS ROAD
CONSTANTIA, NY 13044
ADAMJDORN@GMAIL.COM
315-525-3806

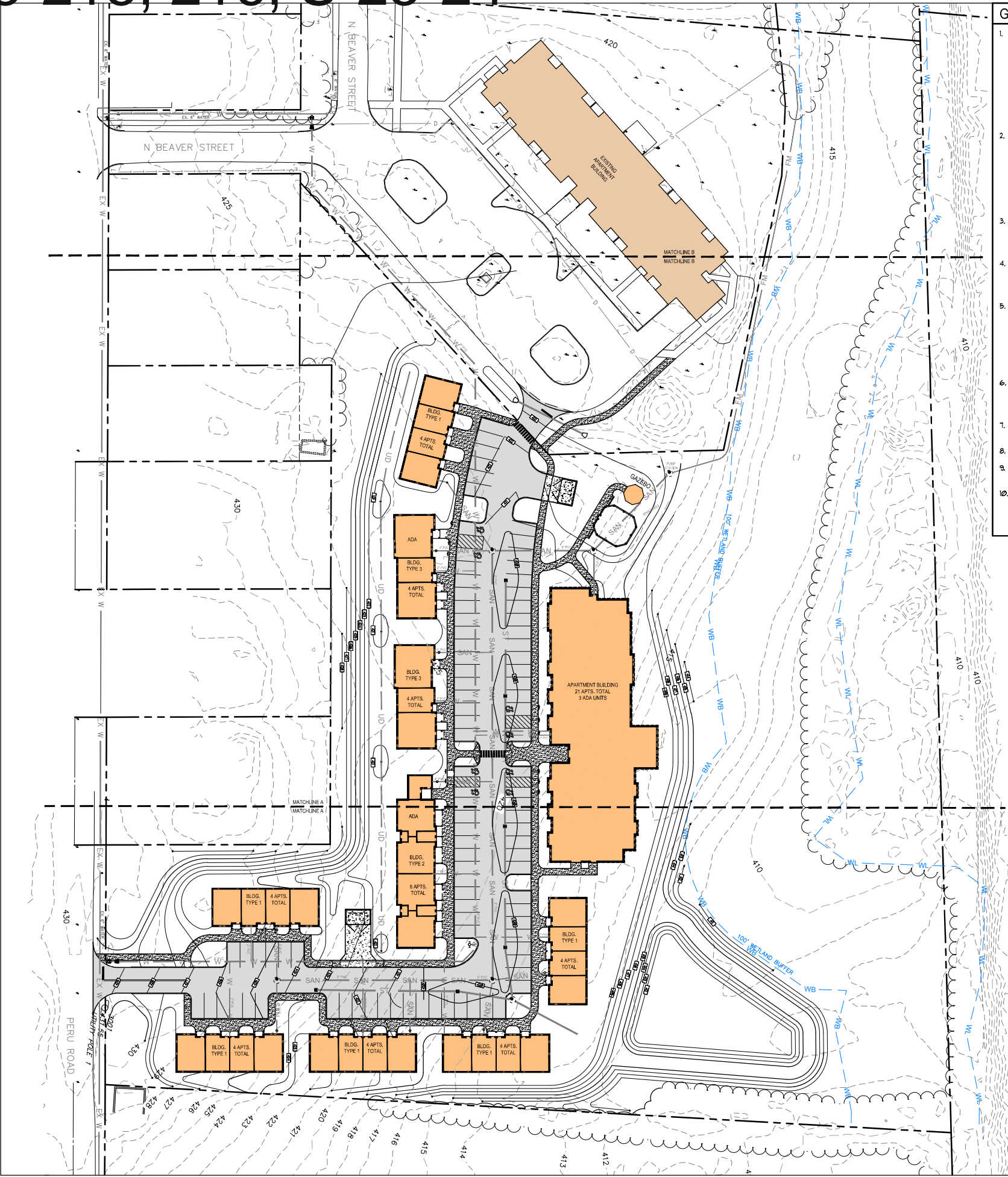
ENGINEER
NSE
NORTHSHORE ENGINEERING
& DESIGN SERVICES

DATE	12/26/2024
REVISION/DESCRIPTION	SUBMITTED FOR REVIEW
No.	0

DAVE BECK PROJECT:
RENOVATION / BUSINESS
9385 BREWERTON RD
BREWERTON, NY 13029
TAX ID: 117-02-42.0

SKETCH PLAN
A.J.D.
1" = 30ft
24" x 36" P. SIZE
11.25.2024
A-1

Z-25-215, 216, S-25-24



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PHONE: (315) 445-7980

PB/ZBA
SUBMISSION SET
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CONSTRUCTION

REV. NO.	DATE	DRAWN BY	DESCRIPTION

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DRAWN BY:	JPR
CHECKED BY:	EOK
SCALE:	AS SHOWN

PROJECT NORTH

NEW CONSTRUCTION
JORDAN LANDING
577 PERU ROAD, JORDAN, NEW YORK

HOLMES ■ KING ■ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

PART 86.05 OF THE TITLE WILL EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING OR DOCUMENT BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SIGNED, AND DATED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 86.05.

OVERALL
PLAN

L1.0

DEED

OLD COLLAMER ROAD

KINNE STREET

REPUTED OWNER OLIVA HOLDING CO. BOOK 3433 PAGE 125

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-12

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-11

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-13.2

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-10

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-13.3

REPUTED OWNER OLIVA PROPERTIES LLC BOOK 5311 PAGE 436 TAX MAP #24-06-09

REPUTED OWNER SALLE. INST. #2017-31800

TOTAL COMBINED AREA = 1.51± ACRES

1 STY BLOCK BUILDING

PATIO

ASPHALT DRIVEWAY

CONC.

BLDG.

EDGE OF PAVEMENT

CENTERLINE

P.O.B.

LEGEND

CONCRETE MONUMENT FOUND

IRON PIPE FOUND

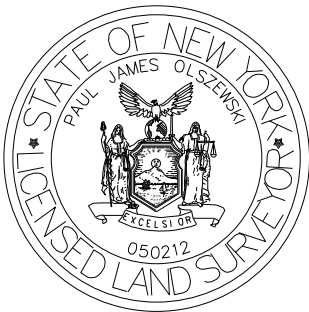
IRON ROD FOUND

IRON ROD SET

UTILITY POLE

REFERENCE

MAP OF DEWITT MANOR PREPARED BY ADCOCK DATED 6-30-1926. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 7-7-1926 AS MAP No. 2023.



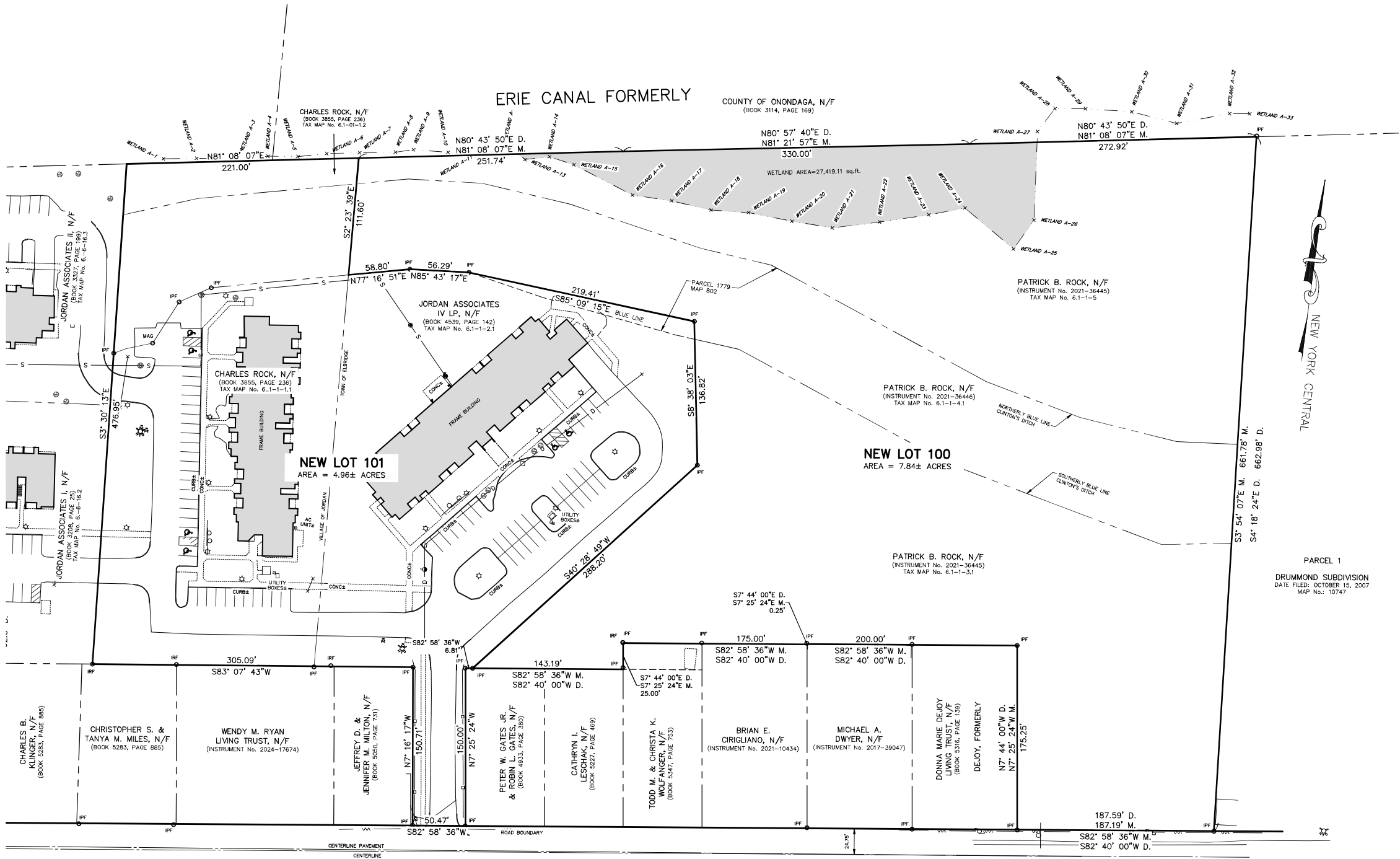
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

PROJECT No. DE24-06-13.3

S-25-24



- LEGEND:**
- ☆ LS indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IPF indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates edge of trees and brush
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

NOTES:

Total area: 12.80± acres.
Total number of lots: Six (6) existing, Two (2) proposed
Present Zones: R-C One, Two & Multiple Family Residential
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
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 Nos. 360575 & 360580 154 F. Effective date: November 4, 2016.
Tax Map Nos. 06.1-01.1, 01.2, 02.1, 3.1, 05 & 04.1
Wetlands delineated by Ambient Environmental, Inc. December 18, 2024, Project No. 24121ENVA.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will arise.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\srm\GIS\3D Projects\ONONDAGA COUNTY\JORDAN\NORTH BEAVER STREET\3D\JORDAN\NORTH BEAVER STREET_3D_101 LINE ADJUT.dwg

REET PERU ROAD

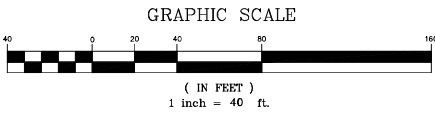
APPROVED: TOWN OF ELBRIDGE PLANNING BOARD

DATE: _____ BY: _____

APPROVED: PATRICK B. ROCK

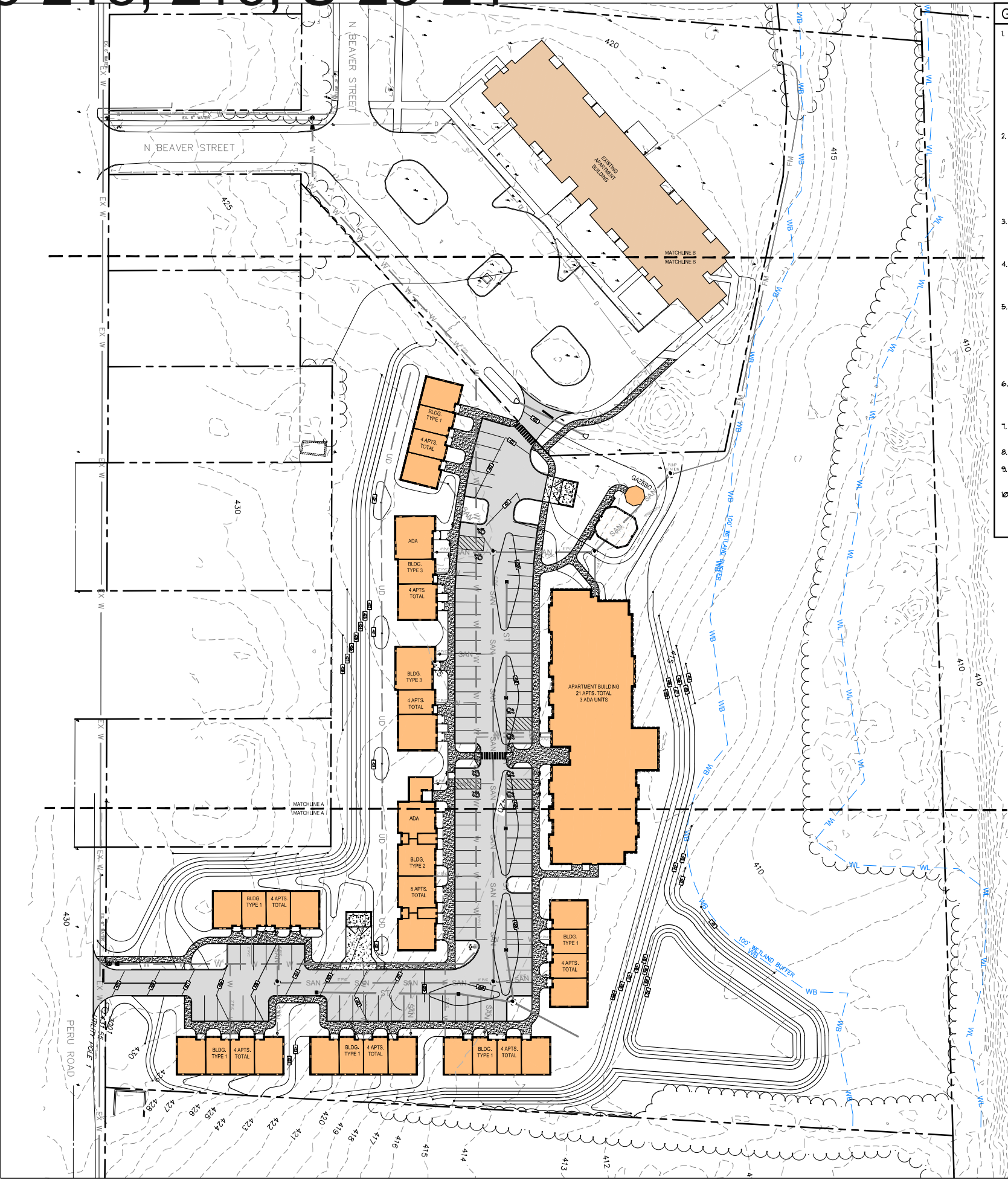
995 LONE PINE ROAD, BLOOMFIELD HILLS MI, 48302

DATE: _____ BY: _____



REVISIONS	FINAL PLAN LANDS OF ROCK VILLAGE OF JORDAN PART OF FARM LOT No. 46 TOWN OF ELBRIDGE ONONDAGA COUNTY, NEW YORK	
	IANUZZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAILS: mail@romanspc.com	
	DATE: MAY 29, 2025	SHEET No.
	SCALE: 1" = 40'	
	FILE No.: 3120.028/4110.002	F.B. No. 1684

Z-25-215, 216, S-25-24



GENERAL NOTES

1. EXISTING FEATURES SURVEY PREPARED BY IANUZI AND ROMANS, LAND SURVEYING P.C., DATED MARCH 13, 2025.
- OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESEEDING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.
3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COARSE MATERIAL THOROUGHLY COMPACTED.
4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.
7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
--- 100' ---	--- 100' ---	CONTOUR
+377.7	CT/CE	SPOT ELEVATION
	TC/BC	CURB TAPER/END
	HP/LP	TOP/BOTTOM OF CURB
	TP-2	HIGH / LOW POINT
	B-1	TEST PIT
		BORING (SEE SPECIFICATIONS FOR BORING INFO)
		GUIDERAIL
		FENCE
		UTILITY POLE
		WATER LINE
		FIRE HYDRANT
		STORM PIPE
		UNDERDRAIN
		SANITARY PIPE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE
		STORM INLET
		CATCH BASIN/MANHOLE
		CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PAVEMENT-PARKING
		CONCRETE PAVEMENT
		CONCRETE PAVEMENT - HEAVY DUTY
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
		SILT FENCE
		TREE
		SHRUB
		PLANT KEY
		VEGETATION

ZONING DATA CHART - VILLAGE OF JORDAN

ZONING: SERVICE DISTRICT		
LOT SIZE: 365,468 SF ± (8.4 ac.)		
BUILDING SIZE: 8F ±		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	365,468 SF.
MINIMUM BLDG LINE	100 FT	100 FT
MINIMUM LOT DEPTH	200 FT	EXISTING FT
MINIMUM YARD SETBACKS		
- FRONT YARD	40 FT	40 FT
- REAR YARD	25 FT	13 FT (EXISTING)
- SIDE YARD	20 FT	11 FT
MAXIMUM BUILDING HEIGHT	40 FT	-
MAXIMUM COVERAGE	50%	12.5 %

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA: N/A
PROPOSED IMPERVIOUS AREA: 118,383 SF (2.7 ac.)
DISTURBANCE AREA: 126,500 SF
IMPERVIOUS REDUCTION: 50% INCREASE IN IMPERVIOUS SERVICES

NATIONAL GRID EASEMENT NOTE

IF CONSTRUCTION OF ANY KIND OCCURS WITHIN THE NATIONAL GRID EASEMENT, PLEASE NOTIFY NATIONAL GRID REPRESENTATIVE, PAMELA ASPINALL @ 315-811-8520. ANY LOADING OR UNLOADING EQUIPMENT SHOULD BE MEASURED AT HIGHEST POINT AS TO NOT INTERFERE WITH POWER LINES. IF DEVELOPMENT OCCURS WITHIN EASEMENT, OWNER TO PROVIDE PROOF OF COVENANTS TO TOWN ATTORNEY FOR REVIEW.

OPERATION NOTES

PARKING DATA CHART

LOT USAGE: AUTOMOBILE GARAGE
PARKING REQUIREMENTS: Nonresidential requirements. All uses in the Town, other than single-family residential uses, require site plan approval. The Planning Board, as part of the site plan approval process, shall specify the number of parking and loading spaces required considering the nature and intensity of the use, the site conditions and other pertinent considerations. The Planning Board shall be guided by the standards set forth in professional design manuals such as the American Planning Association Off-Street Parking Standards.
REQUIRED = 2 FOR EACH DWELLING UNIT
EMPLOYEES = N/A
PROPOSED = 84 PARKING SPACES

§261-1: Parking requirements: For purposes of this Code a parking space shall be at least ten feet wide by 20 feet long. Driveway aisle: Driveway aisles shall be at least 24 feet clear in width.



KEPLINGER
FREEMAN
ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
4301 W. HAWAII DRIVE, SUITE 100, HAWAII, NEW YORK 13208
PHONE: (315) 445-7980

PB/ZBA
SUBMISSION SET
5/7/2025
NOT FOR
CONSTRUCTION

REV. NO.	DATE	DRAWN BY	DESCRIPTION

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO:	25014
DATE:	05/07/2025
DRAWN BY:	JPR
CHECKED BY:	EOK
SCALE:	AS SHOWN

PROJECT NORTH

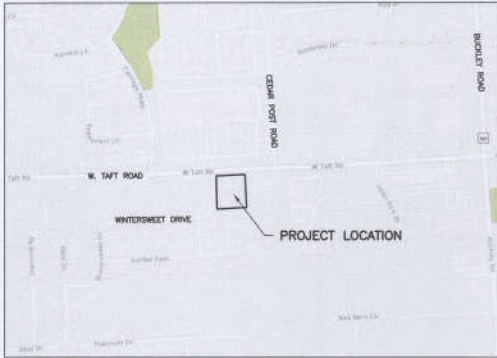
NEW CONSTRUCTION
JORDAN LANDING
577 PERU ROAD, JORDAN, NEW YORK

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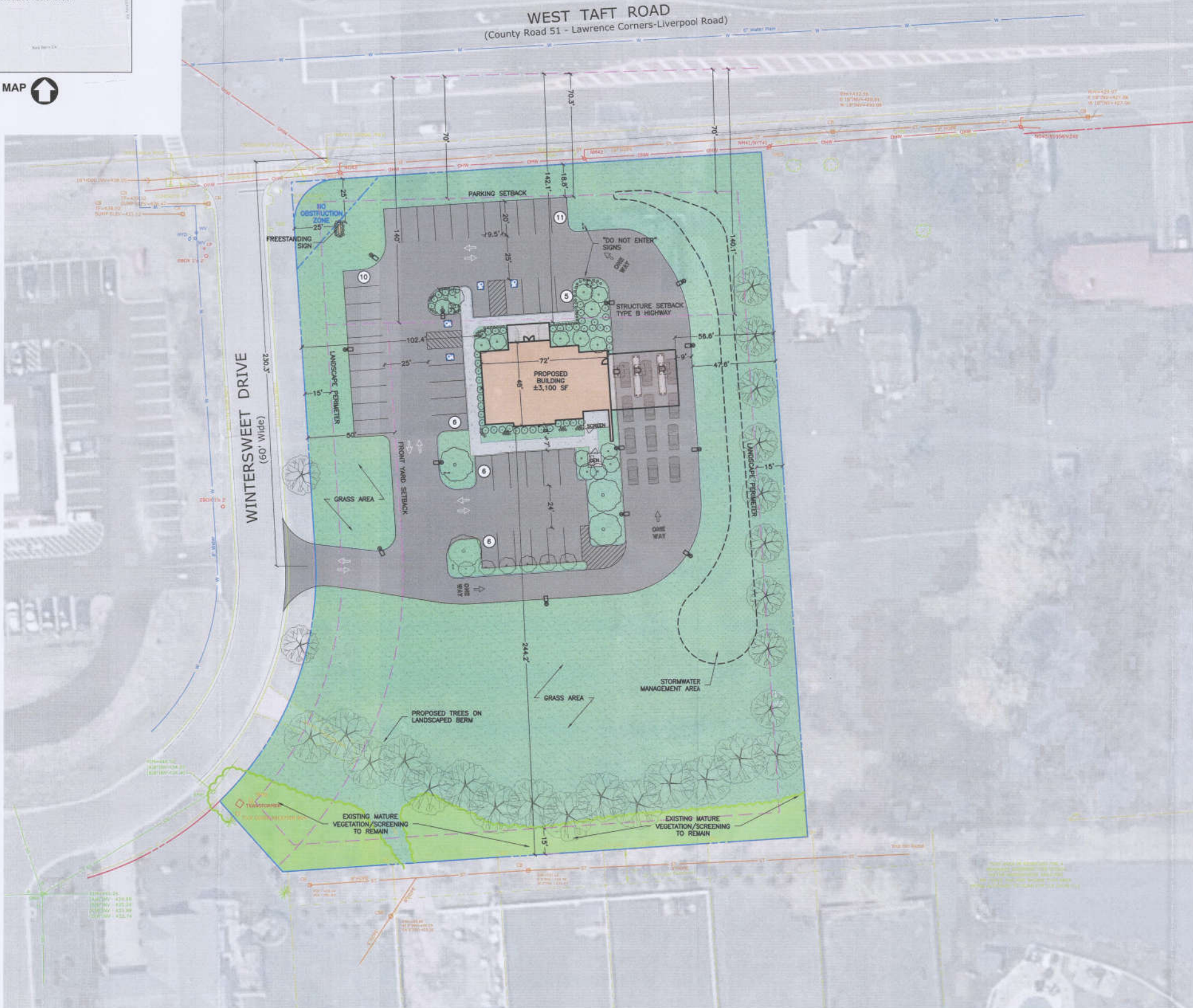
OVERALL
PLAN

L1.0

Z-25-213



PROJECT LOCATION MAP 
NOT TO SCALE




SITE CRITERIA CHECKLIST			
PROJECT SITE INFORMATION			
ADDRESS	5004-500B WEST TAFT ROAD ¹		
TAX MAP ID NO.	116.10-01-041; 116.10-01-05		
BOUNDARY SURVEY	C.T. MALE ASSOCIATES		
SITE AREAS	2.54 ACRES ³		
LAND USE	BANK/CREDIT UNION WITH DRIVE-IN SERVICE ³		
BUILDING SIZE	3,100 SF		
ZONING INFORMATION			
ZONING DISTRICT	EXISTING: PDD AND RESIDENTIAL		
	PROPOSED: OFFICE (O-2) ^{3,4} §230-15		
	REQUIRED	PROVIDED	
BUILDING HEIGHT	30' MAX.	<30'	
MIN. LOT AREA	40,000 SF	109,000 SF	
MIN. LOT WIDTH	100'	≥243'	
MIN. LOT DEPTH	N/A	≥391'	
LOT COVERAGE, BLDG.	30% MAX.	≥3%	
LOT COVERAGE, TOTAL	70% MAX.	≥35%	
MAX GROSS FLOOR AREA	N/A	≥3,100 SF	
BUILDING SETBACK (COUNTY HIGHWAY SETBACK) ¹	140' FROM CENTERLINE OF TAFT ROAD	≥149'	
REAR YARD SETBACK	50'	≥244'	
SIDE YARD SETBACK			
ONE SIDE	25'	≥56'	
TOTAL BOTH SIDES	75'	≥158'	
PERIMETER LANDSCAPE	15'	18' MIN.	
ADDITIONAL SETBACK ADJUTING RESIDENTIAL	25'	5'	
PARKING SETBACK (COUNTY HIGHWAY SETBACK) ¹	70' FROM CENTERLINE OF TAFT ROAD	≥70.7'	
PARKING DIMENSIONS	9.5'x20'	9.5'x20' MINS.	
PARKING AISLE WIDTH	20'	24' MIN.	
PARKING SPACES	OFFICE, CLIENT BASED, <5,000 SQ FT: 5 SPACES / 1,000 SF OF FLOOR SPACE = 15	44	
ZONING & SPECIAL USE NOTES			
¹ HIGHWAY OVERLAY ZONE (COUNTY ROUTE, TYPE B) §230-19			
² SUBDIVISION/CONSOLIDATION			
³ TOWN BOARD SPECIAL PERMIT APPROVAL REQUIRED FOR USE AND DRIVE-IN SERVICE			
⁴ PROPOSED ZONE CHANGE APPLICATION (APPROVED JUNE 2025)			
OTHER NOTES			
1) NO DUMPSITE IS PROPOSED FOR THIS PROJECT.			

LEGEND

	EXISTING PROPERTY LINES
	EXISTING NATURAL GAS
	EXISTING STORM SEWER
	EXISTING UNDERGROUND COMM.
	EXISTING UNDERGROUND ELEC.
	EXISTING OVERHEAD WIRE
	EXISTING WATER
	EXISTING SANITARY SEWER
	PROPOSED GREEN SPACE
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED REQUIRED SETBACKS
	PROPOSED PARKING SPACES

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAN SEAL BY
NEAL H. ZINGMEYER, JR., P.E.

IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. THIS IS ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO OBTAIN HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A BRIEF DESCRIPTION OF THE ALTERATIONS.

MEET TITLE:

SITE PLAN

PROJECT TITLE:
**NORTHERN CREDIT UNION
5004 & 5008 W. TAFT ROAD
CLAY, NY 13041**
TOWN OF CLAY
ONONDAGA CO., NEW YORK

NORTHERN CREDIT UNION

120 FACTORY STREET
WATERTOWN, NY 13601

120 FACTORY STREET
WATERTOWN, NY 13601

NO.

**NAPIERALA
CONSULTING**
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 PAYETTE STREET
MANHATTAN, NEW YORK 13104
email: MNAP@NAPIERALA.COM
(315) 682-5380 FAX: (315) 66-5544

PROJECT NO. _____
PREPARED BY: _____

25-2351

10 JUNE 2025

4"–20"

SP-1

R-10 Residential lot and structure dimensional requirements.

(a) Lot.

- [1] Area, minimum: 10,000 square feet.
- [2] Width, minimum: 75 feet.
- [3] Depth, minimum (feet): n/a.
- [4] Coverage, maximum (%): n/a.

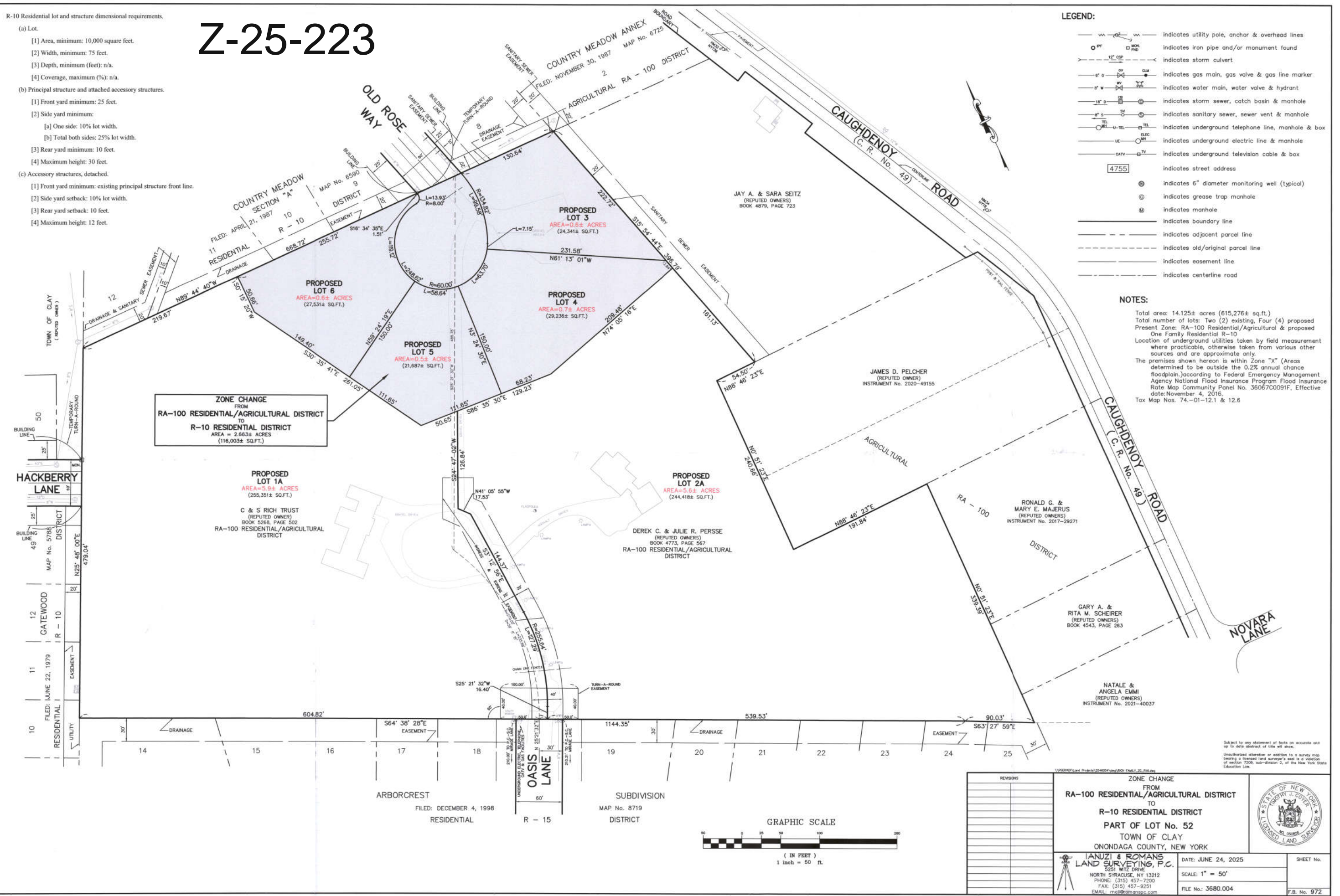
(b) Principal structure and attached accessory structures.

- [1] Front yard minimum: 25 feet.
- [2] Side yard minimum:
 - [a] One side: 10% lot width.
 - [b] Total both sides: 25% lot width.
- [3] Rear yard minimum: 10 feet.
- [4] Maximum height: 30 feet.

(c) Accessory structures, detached.

- [1] Front yard minimum: existing principal structure front line.
- [2] Side yard setback: 10% lot width.
- [3] Rear yard setback: 10 feet.
- [4] Maximum height: 12 feet.

Z-25-223



ZONE CHANGE
FROM
RA-100 RESIDENTIAL/AGRICULTURAL DISTRICT
TO
R-10 RESIDENTIAL DISTRICT
AREA = 2.663± ACRES
(116,003± SQ.FT.)

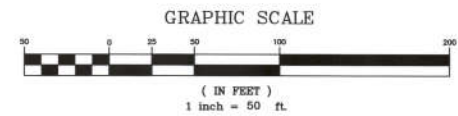
PROPOSED LOT 1A
AREA=5.9± ACRES
(255,351± SQ.FT.)
C & S RICH TRUST
(REPUTED OWNER)
BOOK 5268, PAGE 502
RA-100 RESIDENTIAL/AGRICULTURAL DISTRICT

PROPOSED LOT 2A
AREA=5.6± ACRES
(244,418± SQ.FT.)
DEREK C. & JULIE R. PERSSE
(REPUTED OWNERS)
BOOK 4773, PAGE 567
RA-100 RESIDENTIAL/AGRICULTURAL DISTRICT

RONALD G. & MARY E. MAJERUS
(REPUTED OWNERS)
INSTRUMENT No. 2017-29271

GARY A. & RITA M. SCHEIRER
(REPUTED OWNERS)
BOOK 4543, PAGE 263

NATALE & ANGELA EMMI
(REPUTED OWNERS)
INSTRUMENT No. 2021-40037



REVISIONS	ZONE CHANGE FROM RA-100 RESIDENTIAL/AGRICULTURAL DISTRICT TO R-10 RESIDENTIAL DISTRICT PART OF LOT No. 52 TOWN OF CLAY ONONDAGA COUNTY, NEW YORK			
	DATE: JUNE 24, 2025			SHEET No.
	SCALE: 1" = 50'			
	FILE No.: 3680.004			
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		F.B. No. 972		

File: V:\PROJECTS\ANY\23278\CADD\CONCEPT\8091 OSWEGO ROAD\CADD\SHEET FILES\23278_C-101_LAYOUT.DWG
Saved: 6/20/2025 9:07:13 AM Plotted: 6/20/2025 11:02:17 AM Current User: harelil Benjamin Lantieri 292

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
8075 OSWEGO ROAD	066-01-48.1	±8.49 AC	RC-1

EXISTING ZONING: RC-1 - REGIONAL COMMERCIAL

PROPOSED UNITED AUTO SUPPLY (RC-1 - REGIONAL COMMERCIAL)

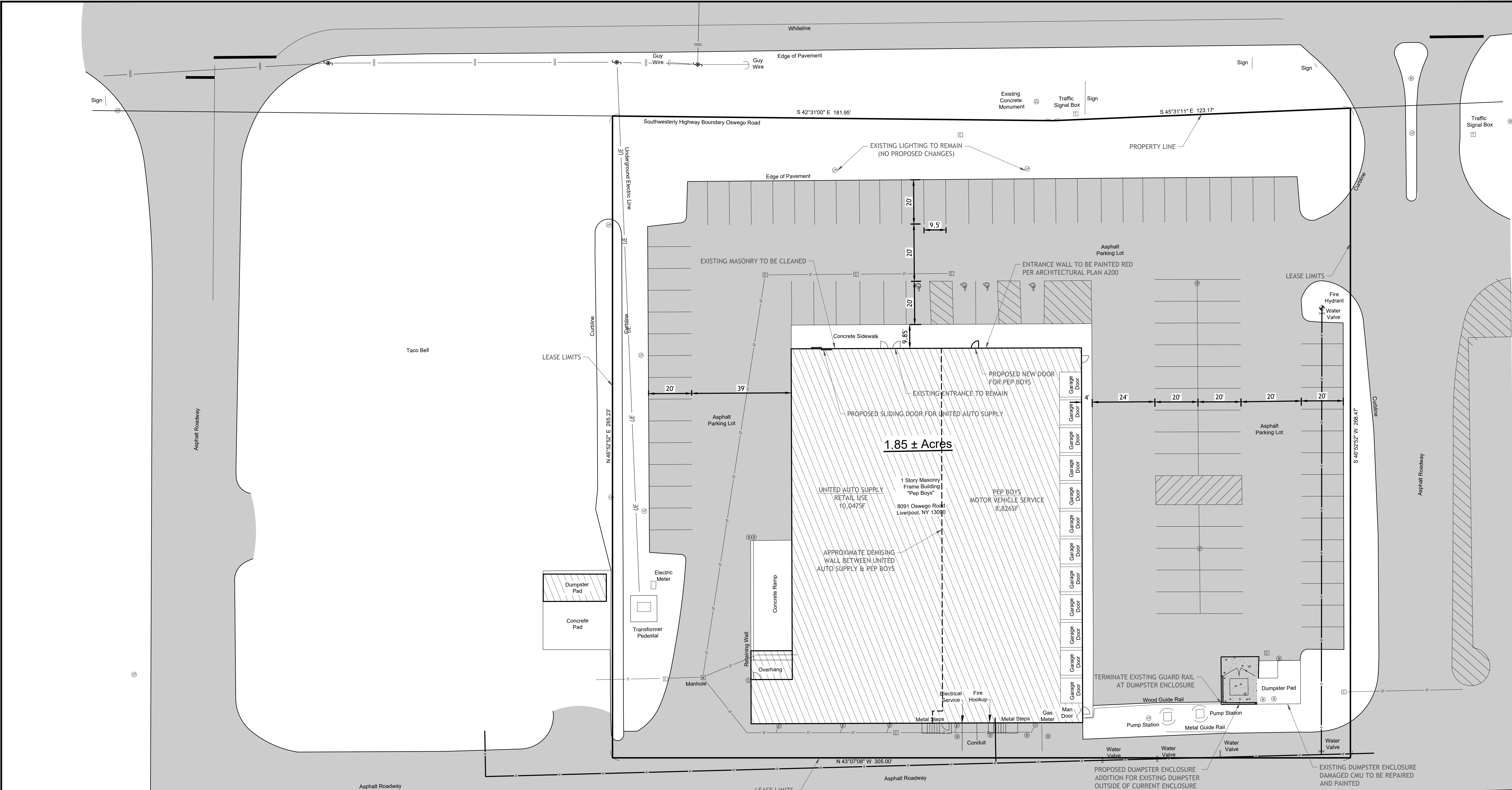
SITE DIMENSIONAL REQUIREMENTS:	CODE	PROVIDED
LOT AREA:	5 ACRES	8.49 ACRES
SITE PERIMETER LANDSCAPE STRIP:	30'	EXISTING (NO CHANGE)
CUMULATIVE COVERAGE (MAXIMUM)	75%	EXISTING (NO CHANGE)

SETBACKS:		
FRONT YARD (ROUTE 31)	100'	EXISTING (NO CHANGE)
SIDE YARD (EAST)	75'	EXISTING (NO CHANGE)
SIDE YARD (WEST)	75'	EXISTING (NO CHANGE)
REAR YARD (NORTH)	75'	EXISTING (NO CHANGE)

UNITED AUTO SUPPLY LEASE AREA:

PARKING:		
UNITED AUTO SUPPLY (RETAIL SERVICE SITE)		
61' x 100'SP (10,046 SF)	61	61
PEP BOYS (VEHICULAR SERVICE SITE)		
ENTIRE SITE - 5/ACRE (1.85 ACRE)	10	34
TOTAL	71 SP	95 SP
PARKING SPACE SIZE	9.5'x20'	9.5'x20'
REQUIRED DRIVE WIDTH	20'	20'

*CONTRACTOR TO CONFIRM ALL ADA SPACES ARE COMPLIANT PER REGULATIONS AND TO CORRECT ALL NON-COMPLIANT SPACES

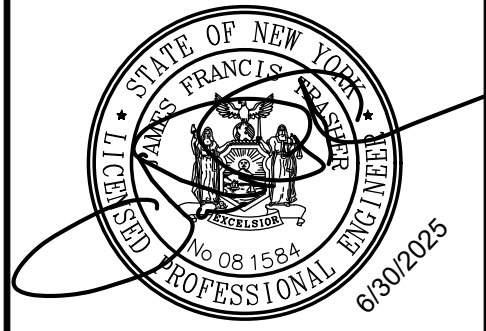


Z-25-212

- NOTES:
- NO PROPOSED CHANGES TO PARKING AREAS, ACCESS LANES OR ACCESS TO OSWEGO ROAD
 - NO PROPOSED CHANGES TO SITE LANDSCAPING
 - NO PROPOSED CHANGES TO SITE LIGHTING

UNITED AUTO SUPPLY OF
SYRACUSE WEST, INC
1200 STATE FAIR BLVD
SYRACUSE, NY 13209

CERTIFICATE OF AUTHORIZATION #0021745



REGISTRATION EXPIRES 01/31/2027

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER, REVISION OR ADD ANY PART OF AN EXISTING
STAMP OF A LICENSED PROFESSIONAL AS ALTERED, THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION, ALTERED BY, FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

UNITED AUTO SUPPLY
8091 OSWEGO ROAD
LIVERPOOL, NY 13090

REVIEW SET

No.	Submittal / Revision	Appr	By	Date

SITE LAYOUT PLAN

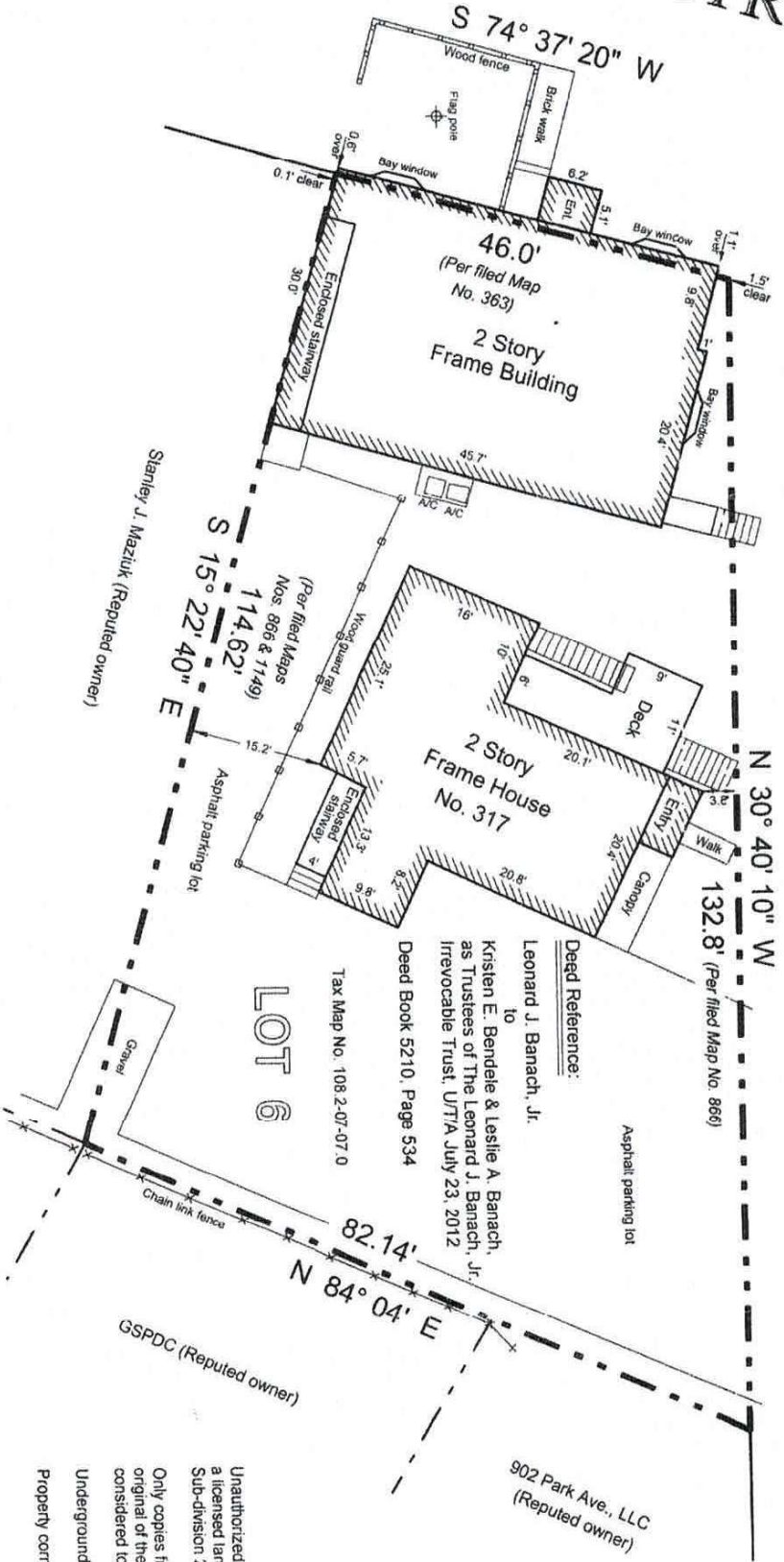
Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
06/26/25	023278.9202	AS SHOWN

Drawing No.:
C-101

my 2 zone - multiple - multiple

WEST GENESEE STREET

SACKETT STREET



THOMAS D. JONES
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The undersigned certifies that this map was made from an actual survey completed November 4, 2020.

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