



ONONDAGA COUNTY PLANNING BOARD

Wednesday, August 13, 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 23, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

Z-25-224

SITE PLAN

Million Air / Chris Mullin

Million Air - Hancock International
Airport

at 110 Air Cargo Road

Tax Map # 058.-01-06.0, 058.-01-07.0,

Town of Salina

Received: 7/15/2025

30-Day Deadline: 8/14/2025

- 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 the municipal boundaries between the Towns of Salina, DeWitt, Cicero and Clay; and
- 2 the applicant is proposing an expansion of a 44-space parking lot to 93 spaces to serve Million Air Syracuse on 52.28 acres in an Office and Light Industrial Park (O-2) zoning district; and
- 3 the Board has reviewed multiple referrals regarding the Hancock International Airport, most recently offering No Position with Comment on a zone change referral (Z-25-197) to create and apply the Syracuse Regional Airport Authority Col. Eileen Collins Blvd Planned Unit Development (PUD) district to portions of five parcels located north of Col. Eileen Collins Boulevard and the current subject area, providing comments encouraging thoughtful planning of the proposed PUD and advising the applicant would be required to coordinate with the Onondaga County Department of Transportation (OCDOT); in 2018, the Board offered No Position with Comment for a site plan referral (Z-18-37) to expand an existing parking lot for the Enterprise Rent-A-Car maintenance facility, which was ultimately withdrawn; the Board also held No Position on a site plan referral (Z-16-161) to allow construction of a 42'x72' vacuum garage for an Enterprise Rent-A-Car facility located on site; and
- 4 the Syracuse Hancock International Airport is located on Colonel Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery from May 2024 shows the subject area is located in Salina and contains an existing parking lot for the Million Air hangar, portions of Air Cargo Road, and green space between building and parking lots; the subject area consists of portions of three parcels located on the south side of Colonel Eileen Collins Boulevard; and
- 5 per the referral materials, the applicant is proposing a 13-space expansion of the existing 44-space parking lot serving the Million Air hangar and construction of a separate ±80 space parking lot along with associated sidewalks, fencing modifications, landscaping, and stormwater mitigation; per aerial imagery, the existing Million Air hangar is located south of Colonel Eileen Collins Boulevard and west of Air Cargo Road; the existing parking lot and the large asphalt area to the south each have driveway access to Air Cargo Road; per the Overall Site Plan dated 6/6/25, changes to the existing lot include 4 EV charging spaces that will be constructed at the north end and 9 spaces will be constructed along the southeast end; a new 80-space lot will be constructed east of the driveway to the asphalt area with driveway access to Air Cargo Road; sidewalks and a crosswalk are shown connecting the two lots; and
- 6 per the Environmental Assessment Form (EAF) dated 6/24/25, 0.90 acres of the site will be disturbed by the proposed project and stormwater will be directed to the "Syracuse Airport operated storm sewer"; per the Site Grading, Drainage and Utilities Plan dated 6/6/25, stormwater infrastructure including an underground stormwater chamber will be installed under the new parking lot along with drainage swales between the lot, driveway and Air Cargo Road; a Stormwater Pollution Prevention Plan (SWPPP) prepared by RZ

Engineering, PLLC dated 5/29/25 was included with the referral materials;

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

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

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

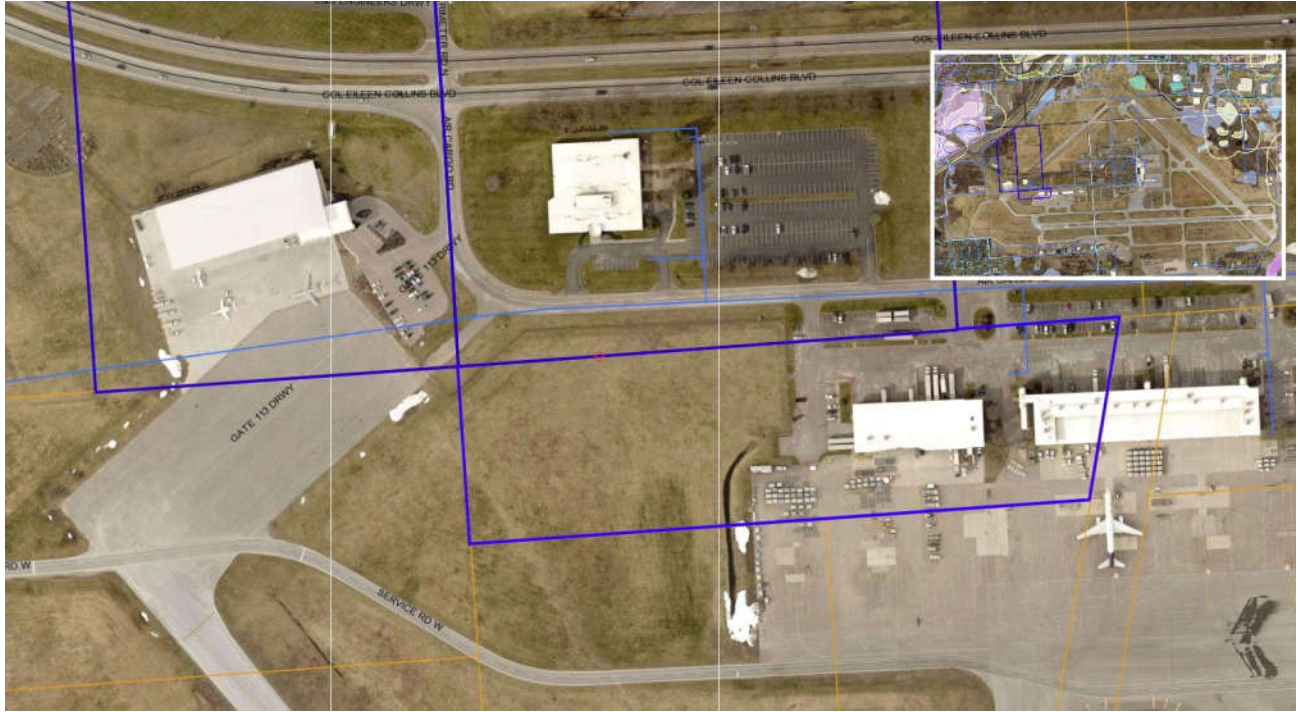
the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

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

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

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

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-25-224

Z-25-229

SITE PLAN

Morgan Road Business Park (Giuseppe Zavaglia) Morgan Road Business Park
at Morgan Road Tax Map # 087.-01-44.1

Town of Clay

Received: 7/18/2025

30-Day Deadline: 8/17/2025

- 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 Morgan Road (Route 46), a county highway; and
- 2 the applicant is proposing construction of an industrial park, to include one (1) 60,000 sf light industrial building and eight (8) 4,800 sf light industrial buildings on a 17.39-acre parcel in an Industrial 1 (I-1) zoning district; and
- 3 the Board previously recommended Modification and No Position with Comment on site plan and area variance referrals (Z-17-259 and Z-17-332 respectively) to allow and construct a storage facility, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) and provide a traffic study, lighting plan, and a Stormwater Pollution Prevention Plan (SWPPP) to the Department; the applicant was advised to coordinate with the Onondaga County Water Authority and encouraged retention of as much vegetation and tree cover as possible; per aerial imagery from May 2024, it appears the storage facility was never constructed; and
- 4 the site is located in a transitional area between the residential characterizing the west side of Morgan Road in this area and the commercial and industrial uses within the Clay Industrial Park located between Morgan Road and Henry Clay Boulevard; nearby uses include the Irongate residential development and Morgan Road Elementary School to the west, Barrett Paving Materials to the east, a contracting company and WB Mason distribution facility to the south; CSX railroad tracks are nearby, crossing north to south; two houses with frontage on Morgan Road are adjacent to the site; per the Town Zoning Map dated 2018, the majority of land between Morgan Road and Henry Clay Boulevard in this area is zoned Industrial-1 (I-1); and
- 5 the site is vacant with woodlands covering most of the site; the area closest to the Morgan Road frontage appears to be cleared of trees; and
- 6 the applicant is proposing construction of an Industrial Park; per the Site Layout Plan dated 10/25/24, the site will contain eight 4,800 sf buildings arranged along the southern parcel boundary, fronted by a long parking lot with connections to a private internal road providing access to Morgan Road, a county road; a 60,000 sf building will be located near the middle of the site with loading docks and tractor trailer parking on the western and eastern side of the building; the internal road travels to the rear of the site with access points to the southern buildings and parking and three driveways to the north providing access to the large building and its 79-space parking lot; 89-space and 72-space parking lots are shown to the north and south of the large building and labeled "Reserved Parking if Required"; a total of 394 parking spaces are required by Town Code and 411 parking spaces are proposed; trees and plantings are shown along the road frontage, along the internal road and driveways, and around parking areas; and
- 7 per the Environmental Assessment Form (EAF) dated 7/10/25, the Industrial Park will be constructed in three phases, Phase I to consist of four 4,800 sf warehouses, Phase II to be the 60,000 sf warehouse, and Phase III to consist of the remaining four 4,800sf warehouses; and
- 8 per Town Code, "The purpose of the I-1 District is to promote and accommodate those kinds of industrial uses that provide the logistical assembly, shipping, storage, servicing,

or similar support for retail or other business uses. Nonindustrial uses are limited to large office buildings or land uses that are essential to the district. These uses are expected to conduct all operations in one or more buildings, organized in a well-planned setting within enclosed structures in a clean, quiet manner that results in little or no exterior evidence of industrial activity and, therefore, can be compatible to nearby commercial or residential areas”; and

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

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

- 10 per the referral notice, new connections to public drinking water are proposed to serve the Industrial Park; per the EAF, the development is anticipated to require 5,910 gallons of drinking water per day;

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

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

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

<http://ongov.net/wep/connections.html>;

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

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

- 13 GIS mapping shows large portions of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include significant portions of the proposed Industrial Park; wetland boundaries are not shown on the referred plans and the EAF indicates there are no wetlands on site;

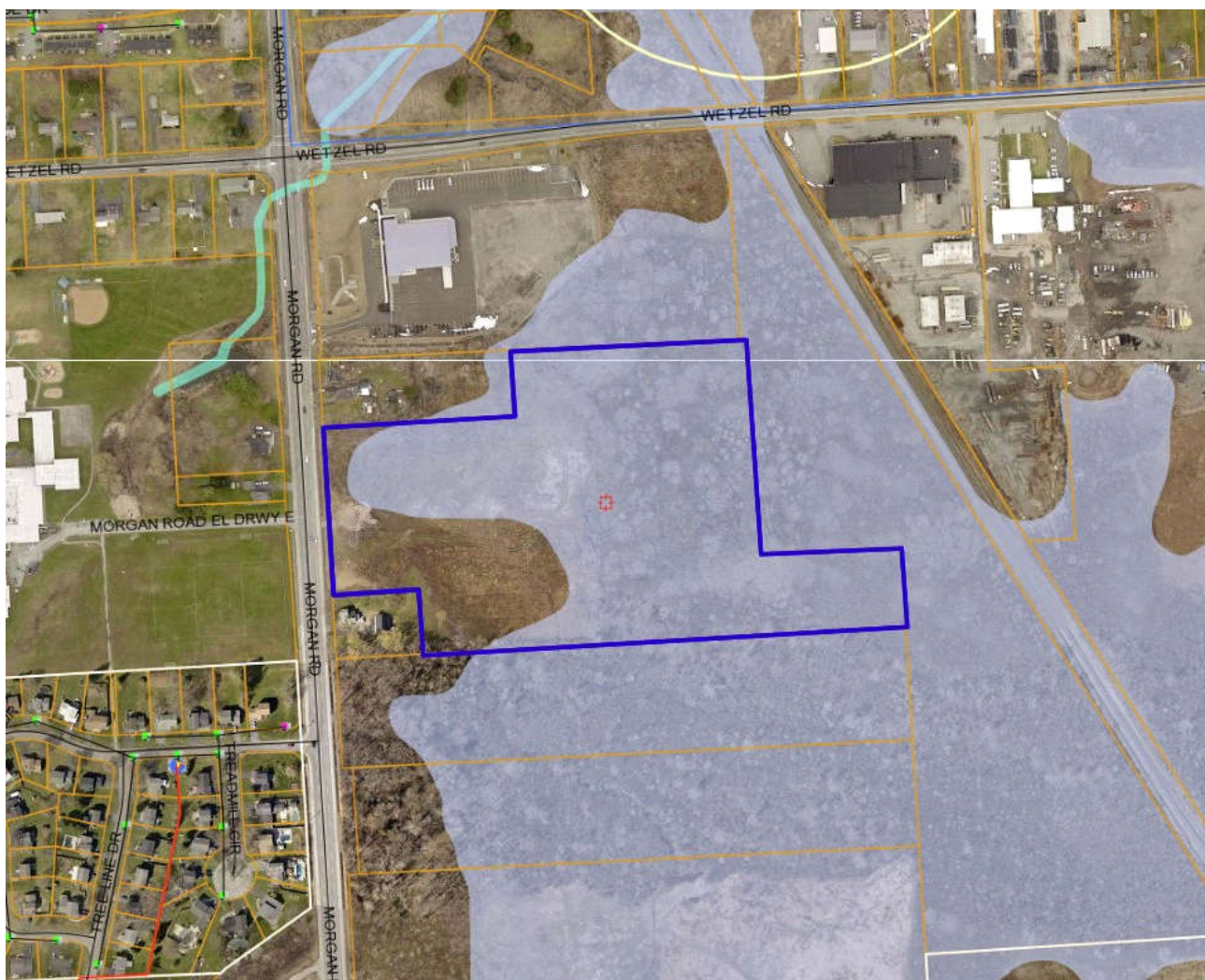
ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from

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the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; 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 the Site Layout Plan, it appears that wooded areas on site will be removed;

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



Z-25-229

Z-25-235

SITE PLAN

Northern Credit Union - Taft Road
at 5004-5008 West Taft Road

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

Town of Clay

Received: 7/28/2025

30-Day Deadline: 8/27/2025

- 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 West Taft Road (Route 51), a county highway; and
- 2 the applicant is proposing construction of a 3,100 sf credit union with drive-thru on 2.52 acres in an Office (O-2) zoning district; and
- 3 the Board has reviewed multiple referrals regarding this site, most recently recommending modification on a special permit application referral (Z-25-213), to construct a 3,100 sf credit union with drive-thru ATM's, advising they must coordinate West Taft Road access plans with the Onondaga County Department of Transportation and ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval, and ensure that the project does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision; the Board also commented that given the location of the site within a sidewalk priority zone, the town should require the installation of sidewalks along the West Taft; the town was advised to ensure the ownership of the easement is clearly identified and responsibility for ownership and maintenance of the site, landscaping, and infrastructure are clearly established and funded; reduced parking requirements and relocation parking to the rear of the property was suggested; additionally, the Board issued No Position with Comment on a zone change referral (Z-25-157) to rezone the site to Neighborhood Commercial (NC-1) to allow construction of a Northern Credit Union; the Board advised that per the Onondaga County Department of Transportation (OCDOT), direct access to West Taft Road must be removed from the plans and a Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for the full build out must be submitted to the Department; the Board encouraged installation of sidewalks along the West Taft Road frontage, advised drainage from the adjacent development must not be negatively impacted, encouraged more landscaping and screening to buffer adjacent residential, and encouraged the municipality to reduce the parking requirements and to relocate parking to the side and rear of the site; and
- 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 the applicant is proposing the construction of a +/- 3,100 SF credit union with drive-thru ATM's and 46 parking spaces; per the layout plan (C-2) dated 7/01/25, the building will be constructed at the center of the site with parking lots on three sides, facing West Taft Road, Wintersweet Drive, and the rear of the site; a drive-thru will circulate along the east side of the building, adjacent to residential; access to the site will come from a full access driveway from Wintersweet Drive; the Site Plan shows trees to be installed along the eastern and southern parcel boundaries and shows landscaping around the proposed building and on landscaped islands in the parking lot, the application included a landscaping plan (C-2) dated 7/01/25;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; and

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; additionally, the applicant submitted an erosion and sediment control plan dated 7/01/25;

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

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

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; and

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

the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along Wintersweet Drive or West Taft Road and the layout plan (C-2) does not show proposed sidewalk installations; and

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 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-25-235

Z-25-236

SITE PLAN

Tony's Tires & Wheels
at 1215 State Fair Boulevard

Tony's Tires Expansion
Tax Map # 019.-01-17.1

Town of Geddes

Received: 7/30/2025

30-Day Deadline: 8/29/2025

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General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 221), a county highway, and Interstate Route 690, a state highway; and the applicant is proposing a 45,400 sf addition to an existing auto-related business on a 2.88-acre parcel in an Industrial A: General Industrial zoning district; and the Board previously recommended Modification of a site plan referral (Z-20-1) for proposed improvements to the site including parking, landscaping, and drainage; the Board advised the applicant was required to coordinate State Fair Boulevard access plans with the Onondaga County Department of Transportation (OCDOT); and the site is located 0.5 miles from the northwest corner of Onondaga Lake with surrounding industrial land uses interspersed with residential neighborhoods and county parklands; the site is just south of Interstate 690; and the submitted Existing Conditions & Demo Plan dated 7/23/25 shows the site has frontage on State Fair Boulevard, a county road, and contains three existing metal-sided buildings with the largest of the three occurring at the front of the site and the two smaller ones at the rear; aerial imagery from May 2024 shows the rear portion of the site contains gravel parking and outside storage, all enclosed by an existing chain link fence; there is asphalt parking at the front of the site and two existing driveways onto State Fair Boulevard;

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ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and the applicant, Tony's Tires & Wheels, is proposing a 45,400 sf addition to the existing building; per the Site Layout Plan dated 7/23/25, the two smaller existing buildings in the rear of the site will be removed and the warehouse addition will be constructed on the rear of the existing larger building at the front of the site; the addition will extend along the northwestern parcel boundary to the rear parcel boundary; asphalt will be extended from the front of the site, along the southeastern parcel boundary to connect to a new loading dock area to be constructed on the side of the addition; parking will be formalized at the side of the existing building, stormwater infrastructure will be installed under the new asphalt, and a new guardrail will be installed along a portion of the southeastern parcel boundary; per the local application, overhead doors will be installed along the addition and at the new loading dock;

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ADVISORY NOTES: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and per the Environmental Assessment Form (EAF) dated 7/28/25, 2.05 acres of the site will be disturbed by the proposed project and "stormwater will be retained on site and discharged into a drainage swale at a controlled rate per SWPPP report"; a Stormwater Pollution Prevention Plan (SWPPP) was not included in the referral materials; per the Site Layout Plan, stormwater infrastructure and an underground stormwater storage area will be installed on site as part of the proposed expansion; the Onondaga County Department of Transportation notes flooding issues related to the existing drainage swale

have created issues for this site and adjacent lands in recent years; and
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county or state drainage system is prohibited; and

- 8 per the referral notice, the site is served by public drinking water and per the EAF, the proposed addition will include additional connections;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- 9 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Lakeside and Westside Pump Station service areas; per the EAF, the proposed addition will include additional connections;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division at (315)435-6614 to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements; and
- 10 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- 11 the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); it does not appear that trees will be cleared for this project;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 12 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-25-241

SITE PLAN

Timothy Mahoney / West Seneca Street, LLC
at 133 West Seneca Street

Store America Self-Storage
Tax Map # 030.-02-03.0

Village of Manlius

Received: 8/4/2025

30-Day Deadline: 9/3/2025

- 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 West Seneca Street (Route 173), a state highway, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- 2 the applicant is proposing to construct a three-story self-storage building with an 18,750 sf footprint on a 2.5-acre parcel in an Industrial zoning district; and
- 3 the site is located along West Seneca Street (NYS Route 173), a state road; the site is in an Industrial zoning district in the Village of Manlius, and is the site of a former foundry; surrounding land uses include a small retail plaza, Valvoline Instant Oil Change, Manlius YMCA, and residential neighborhood lands; Limestone Creek runs along the northern portion of the site; and
- 4 per the referral notice, the site is currently vacant with a paved entryway on West Seneca Street; an aging paved driveway leads to the northern end of the site with an existing single-story block building (approximately 3,000 sf), to remain; a chain link fence surrounds the building and runs along Limestone Creek; the remainder of the site contains an unpaved area with trees and shrubs; and
- 5 per the referral notice, the applicant is proposing to construct an 18,750 sf, three-story, self-storage building that will connect to existing water, sewer, and natural gas utility lines at their most accessible locations on the property; site plans dated 5/25/2025 show space for a future addition to the proposed building at its eastern side (30'x30'); existing trees, shrubs, and debris will be cleared from the site and the northeastern portion of the site will be graded for a vehicle turnaround to allow for temporary parking; landscaping for the proposed project includes trees and shrubs along the west and south property lines to screen from residential lots; a block retention wall will be constructed along the northwestern property line; and
- 6 per the site plan, the site currently has access from West Seneca Street (NYS Route 173) via a paved driveway; no access changes to the site are being proposed at this time; an unloading zone is being proposed on the side of the proposed building and 6 asphalt parking spaces are proposed along the driveway toward the front of the site; a turnaround area is labeled toward the rear of the building, without improvements; an existing sidewalk is to remain along West Seneca Street; and
- 7 per the Environmental Assessment Form (EAF) dated 7/1/2025, 0.75 acres of the site will be disturbed; the site plan shows a stormwater retention area will be constructed at the back of the site, adjacent to Limestone Creek and behind the existing one-story building at the back of the site; and
- 8 the Limestone Creek corridor abuts the site along the rear property boundary, and is listed as a Federal wetland; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Limestone Creek and minor tributaries);
ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

- 9 significant rear portions of the subject parcel are also located in the FEMA floodway and floodplain associated with Limestone Creek; the floodway line is clearly marked on the site plan, just beyond the building footprint, while the 100-year floodplain is not indicated on the proposed site plan; it appears that portions of the proposed building and future addition would occur within the floodplain; within the more restrictive floodway, the plans show a paved road, and labeling noting "Area to be cleared of brush and debris and graded as a vehicle turnaround", and the plan notes "no filling will be conducted on the property within the floodway line"; and
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- 10 per aerial imagery the site is to be served by public drinking water;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- 11 the site is located in the Meadowbrook Limestone Wastewater Treatment Plant service area, and new service is proposed; existing county-maintained sewer lines cross portions of the northeastern corner of the site, which may be in the area of disturbance, and those sewer lines are not shown on site plans; and
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and
- 12 the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office;
- 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
- 14 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

Z-25-243 SITE PLAN

See Also Case: City of Syracuse

Syracuse Police Headquarters Parking Lot

Z-25-244 at 1171 West Fayette Street & Magnolia Street

Tax Map # 099.-03-01.0

City of Syracuse

Received: 8/4/2025

30-Day Deadline: 9/3/2025

- 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 Harbor Brook, a county-owned drainage channel; and
- 2 the applicant is proposing to construct a 100-space parking lot for the adjacent Syracuse Police & Fire Department Headquarters on a proposed 5.342-acre parcel in an Urban Core (MX-4) zoning district; and
- 3 the Board is concurrently reviewing a Special Permit referral (Z-25-244) for the project; and
- 4 the site is located along West Fayette Street near its intersection with Magnolia Street, both local roads, in the Near Westside neighborhood of the City of Syracuse in a mixed-use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site contain short line rail lines; directly next to the site is the location of the new Syracuse Police & Fire Station Headquarters, now being renovated; and
- 5 the site, owned by the City of Syracuse, contains an existing paved parking lot with approximately 46 parking spaces, a baseball field, and a soccer field (Kohawski Field) at the south end; the northern portion of the parcel is currently unpaved and vacant, per aerial imagery, and is where all proposed work is to occur; and
- 6 per the referral notice, the applicant is proposing to establish a 100-space parking lot with 4 landscape islands on the northern portion of the parcel to serve as employee parking; landscaping work includes removal of trees, brush, and an existing fence; site plans (dated June 2025) show a 5'-10' perimeter landscape strip surrounding the lot with trees and shrubs for screening; construction of a controlled gated driveway with access to Magnolia Street with a 6'-8' tall fence around the perimeter; the site plan also shows a retaining wall, an ADA ramp and a concrete staircase from the proposed parking lot to the sidewalk on West Fayette Street for access to the police facility; and
- 7 per aerial imagery, sidewalks exist along West Fayette Street and along the northern portion of the parcel along Magnolia Street; the site is serviced by CENTRO, with the closest bus stop located at the intersection of West Fayette Street and Magnolia Street; and
- 8 per the site plan, the northern portion of the parcel currently has driveway access to Magnolia Street, a city street; the southern portion of the parcel has access to West Marcellus Street, also a city street; the parking lot on the southern portion of the parcel will not connect to the proposed northern parking lot; and
- 9 per GIS mapping, a county-owned trunk sewer and associated easement follows the northern boundary of the parcel within the area of disturbance; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- 10 per the Environmental Assessment Form (EAF) dated 6/23/25, 1.4823 acres of the site will be physically disturbed by the proposed project; the EAF states "Storm water will be captured in an infiltration basin. Any discharge from this basin that hasn't been infiltrated

will be released into a proposed swale, transporting the runoff off-site past the fence line into the new Syracuse Police & Fire Headquarters adjacent parking lot. The runoff will travel north, leaving the parking lot to flow west along West Fayette Street into existing roadway catch basins.”; the grading plan shows swales and a filtration basin along the southern portion of the disturbed area; and

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

11 per the Department of Water Environment Protection, the site is located in the Harbor Brook drainage district; a channelized portion of Harbor Brook, a county-owned drainage facility, is located beneath the proposed development; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Harbor Brook and tributaries); and

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

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

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



Z-25-243

Z-25-244 SPECIAL PERMIT

See Also Case: City of Syracuse

Syracuse Police & Fire Department
Parking Lot

Z-25-243 at 1171 West Fayette Street & Magnolia Street

Tax Map # 099.-03-01.0

City of Syracuse

Received: 8/4/2025

30-Day Deadline: 9/3/2025

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 Harbor Brook, a
county-owned drainage channel; and
2 the applicant is requesting a special permit to establish a "parking lot" land use for a 100-
space parking lot for the Syracuse Police & Fire Department Headquarters on a portion of
a 5.342-acre parcel in an Urban Core (MX-4) zoning district; and
3 the Board is concurrently reviewing case Z-25-243 for a site plan review related to the
project; and
4 the site is located along West Fayette Street near its intersection with Magnolia Street,
both local roads, in the Near Westside neighborhood of the City of Syracuse in a mixed-
use area that includes George W. Fowler High School, the recently renovated Gear
Factory building, and other commercial and residential lots; parcels north across the street
from the site contain short line rail lines; directly next to the site is the location of the
new Syracuse Police & Fire Station Headquarters, now being renovated; and
5 the site, owned by the City of Syracuse, contains an existing paved parking lot with
approximately 46 parking spaces, a baseball field, and a soccer field (Kohawski Field) at
the south end; the northern portion of the parcel is currently unpaved and vacant, per
aerial imagery, and is where all proposed work is to occur; and
6 per the referral notice, the applicant is proposing to establish a 100-space parking lot with
4 landscape islands on the northern portion of the parcel to serve as employee parking;
landscaping work includes removal of trees, brush, and an existing fence; site plans
(dated June 2025) show a 5'-10' perimeter landscape strip surrounding the lot with trees
and shrubs for screening; construction of a controlled gated driveway with access to
Magnolia Street with a 6'-8' tall fence around the perimeter; the site plan also shows a
retaining wall, an ADA ramp and a concrete staircase from the proposed parking lot to
the sidewalk on West Fayette Street for access to the police facility; and
7 per aerial imagery, sidewalks exist along West Fayette Street and along the northern
portion of the parcel along Magnolia Street; the site is serviced by CENTRO, with the
closest bus stop located at the intersection of West Fayette Street and Magnolia Street;
and
8 per the site plan, the northern portion of the parcel currently has driveway access to
Magnolia Street, a city street; the southern portion of the parcel has access to West
Marcellus Street, also a city street; the parking lot on the southern portion of the parcel
will not connect to the proposed northern parking lot; and
9 per GIS mapping, a county-owned trunk sewer and associated easement follows the
northern boundary of the parcel within the area of disturbance; ADVISORY NOTE: Per
the Onondaga County Department of Water Environment Protection (WEP), no
permanent structures are permitted within the County easement; any other work within
the County easement must be coordinated with WEP; and
10 per the Environmental Assessment Form (EAF) dated 6/23/25, 1.4823 acres of the site
will be physically disturbed by the proposed project; the EAF states "Storm water will be
captured in an infiltration basin. Any discharge from this basin that hasn't been infiltrated

will be released into a proposed swale, transporting the runoff off-site past the fence line into the new Syracuse Police & Fire Headquarters adjacent parking lot. The runoff will travel north, leaving the parking lot to flow west along West Fayette Street into existing roadway catch basins.”; the grading plan shows swales and a filtration basin along the southern portion of the disturbed area; and

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

11 per the Department of Water Environment Protection, the site is located in the Harbor Brook drainage district; a channelized portion of Harbor Brook, a county-owned drainage facility, is located beneath the proposed development; per the EAF Mapper, the site contains water bodies listed as water-quality impaired (Lower Harbor Brook and tributaries); and

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

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

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



Z-25-244

S-25-27 PRELIMINARY

See Also Case: SUBDIVISION

Battery Energy Storage System

Terrence Nolan

Z-25-242 at 426 East Brighton Avenue

Tax Map # 061.-01-21.1

City of Syracuse

Received: 8/4/2025

30-Day Deadline: 9/3/2025

- 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 Interstate Route 81, a state highway; and
- 2 the applicant is proposing to subdivide a 1.25-acre parcel into two new lots, Proposed Lot #1 (0.48 acres) and Proposed Lot #2 (0.71 acres), in order to construct two 5Mw battery energy storage systems, in a Commercial (CM) zoning district; and
- 3 the Board is concurrently reviewing a site plan application (Z-25-242) to establish a "Utility, Major" land use on two proposed lots and construct a fenced energy storage site with driveway on each lot in a Commercial (CM) zoning district; and
- 4 the existing parcel fronts on East Brighton Avenue and the rear of the lot abuts a rail line running adjacent to Interstate 81; surrounding parcels include industrial and commercial land uses including an auto repair shop, a convenience store, and a liquor store; the surrounding area also includes single-family and multi-family residential uses to the north and west; and
- 5 per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25 acre lot into an approximately 0.48 acre lot (Proposed Lot 1) and an approximately 0.71 acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel; the applicant is proposing the establishment of a proceed access and utility access easement on Proposed Lots 1 and 2 to address the access issue created by the establishment of a land locked parcel; and
- 6 per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the existing conditions plan (C-1.0) dated 01/17/25, the applicant will demolish an existing 1-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0), dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan (LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and
- 7 per the referral notice, it is unclear whether the site is currently served by public drinking water and no changes to the current infrastructure are proposed, or if disconnection of drinking water infrastructure will be required; and
- 8 per the referral notice, it is unclear whether the site is served by public sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the referral form, no changes to the current infrastructure are proposed;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects;

the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
and

- 9 the site may contain the Northern long-eared bat and the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 10 the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);
and



S-25-27

Z-25-226 AREA VARIANCE

See Also Case: Pack Rat Storage (Chad Parks)

Pack Rat Storage

Z-25-227 at 4717 Wetzel Road

Tax Map # 082.-01-04.1

Town of Clay

Received: 7/17/2025

30-Day Deadline: 8/16/2025

- 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 Wetzel Road
(Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- 2 the applicant is requesting an area variance to allow trees up to 80 feet tall to be planted
within the required front yard when the Town code limits fences and hedges to 2.5 feet on
a 7.78-acre parcel in an Industrial-1 (I-1) zoning district; and
- 3 the Board is concurrently reviewing a special permit referral (Z-25-227) to allow outdoor
storage at this facility; and
- 4 the Board has reviewed multiple referrals regarding this storage facility, most recently
recommending Modification of a site plan referral (Z-22-27) to construct this proposed
storage facility, advising the applicant must coordinate with the Onondaga County
Department of Transportation (OCDOT) and provide a copy of any Stormwater Pollution
Prevention Plan (SWPPP) to the Department along with providing a copy of the SWPPP
to the Onondaga County Department of Water Environment Protection (OCDWEP); the
Board also encouraged retaining as much tree cover as possible while installing
landscaping on site and encouraging the subdivision and donation or sale of the
connected parking lot that serves a Town park; previously the Board offered No Position
with Comment regarding area variance referrals (Z-21-128 and Z-21-295) to allow this
storage facility; and
- 5 the triangular-shaped parcel is bound by Wetzel Road, Henry Clay Boulevard and part of
its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and
a utility substation to the west, and a town park and residential lots to the east; and
- 6 aerial imagery dated May 2024 shows the parcel is split into two portions by Henry Clay
Boulevard; the northern portion of the site appears to contain an asphalt parking area that
serves the adjacent Town of Clay Park; per the Amended Site Plan – Existing As Built
dated 12/8/23, the southern portion contains five metal storage buildings surrounded by
asphalt along the western site boundary, a gravel area in the center of the site, and a
stormwater management area in the northern corner; the site has a driveway to Wetzel
Road in the middle of the site's Wetzel Road frontage; the subject area for both referrals
is the southern portion of the site; per aerial imagery, there are no roadside sidewalks
within close proximity of the site;
- 7 ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on Wetzel Road must meet Department requirements; and
per the Special Permit Area Map dated 7/3/25, the applicant is requesting a special permit
to allow outdoor storage to be located in the central gravel area with 50 spaces outlined
on the plan and a second outdoor storage area to occur in an asphalt area south of the
existing buildings with 7 outlined spaces; and
- 8 the applicant is seeking a variance to allow trees to be installed to screen the site from
public view; per the Amended Site Plan – Proposed Features dated 7/3/25, trees are
proposed between the outdoor storage area and both the Henry Clay Boulevard and
Wetzel Road frontage along with two 3'-tall landscape berms along the Henry Clay
Boulevard frontage; per the referral notice, the trees may reach 80' in height; per Town
Code, fences and hedges within the front yard are limited in height to 2.5'; and

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

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

10 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

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

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

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

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



Z-25-226

Z-25-227 SPECIAL PERMIT

See Also Case: Pack Rat Storage (Chad Parks)

Pack Rat Storage

Z-25-226 at 4717 Wetzel Road

Tax Map # 082.-01-04.1

Town of Clay

Received: 7/17/2025

30-Day Deadline: 8/16/2025

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 Wetzel Road (Route 252)
and Henry Clay Boulevard (Route 121), both county highways; and
2 the applicant is requesting a special permit to allow for outdoor storage at an existing self-
storage facility on a 7.78-acre parcel in an Industrial-1 (I-1) zoning district; and
3 the Board is concurrently reviewing an area variance referral (Z-25-226) to allow
installation of trees in the front yard; and
4 the Board has reviewed multiple referrals regarding this storage facility, most recently
recommending Modification of a site plan referral (Z-22-27) to construct this proposed
storage facility, advising the applicant must coordinate with the Onondaga County
Department of Transportation (OCDOT) and provide a copy of any Stormwater Pollution
Prevention Plan (SWPPP) to the Department along with providing a copy the SWPPP to
the Onondaga County Department of Water Environment Protection (OCDWEP); the
Board also encouraged retaining as much tree cover as possible while installing
landscaping on site and encouraging the subdivision and donation or sale of the
connected parking lot that serves a Town park; previously the Board offered No Position
with Comment regarding area variance referrals (Z-21-128 and Z-21-295) to allow this
storage facility; and
5 the triangular-shaped parcel is bound by Wetzel Road, Henry Clay Boulevard and part of
its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and
a utility substation to the west, and a town park and residential lots to the east; and
6 aerial imagery dated May 2024 shows the parcel is split into two portions by Henry Clay
Boulevard; the northern portion of the site appears to contain an asphalt parking area that
serves the adjacent Town of Clay Park; per the Amended Site Plan – Existing AsBuilt
dated 12/8/23, the southern portion contains five metal storage buildings surrounded by
asphalt along the western site boundary, a gravel area in the center of the site, and a
stormwater management area in the northern corner; the site has a driveway to Wetzel
Road in the middle of the site's Wetzel Road frontage; the subject area for both referrals
is the southern portion of the site; per aerial imagery, there are no roadside sidewalks
within close proximity of the site;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing
or proposed driveways on Wetzel Road must meet Department requirements; and
7 per the Special Permit Area Map dated 7/3/25, the applicant is requesting a special permit
to allow outdoor storage to be located in the central gravel area with 50 spaces outlined
on the plan and a second outdoor storage area to occur in an asphalt area south of the
existing buildings with 7 outlined spaces; and
8 the applicant is seeking a variance to allow trees to be installed to screen the site from
public view; per the Amended Site Plan – Proposed Features dated 7/3/25, trees are
proposed between the outdoor storage area and both the Henry Clay Boulevard and
Wetzel Road frontage along with two 3'-tall landscape berms along the Henry Clay
Boulevard frontage; per the referral notice, the trees may reach 80' in height; per Town
Code, fences and hedges within the front yard are limited in height to 2.5'; and
9 two Environmental Assessment Forms (EAF), both dated 6/25/25, addressing the

variance and special permit requests separately, were included with the referral materials; large portions of the EAFs were not completed, including sections discussing Project Details and stormwater runoff; the plans indicate the existing stormwater facility will remain;

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

10 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

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

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

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

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



Z-25-227

Z-25-231

AREA VARIANCE

Northern Credit Union (Nathan Hunter)
at 3584 State Route 31

Northern Credit Union
Tax Map # 052.-02-11.3

Town of Clay

Received: 7/22/2025

30-Day Deadline: 8/21/2025

- 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 Route 31, a
State highway and Oswego Road; and
- 2 the applicant is requesting area variances related to the construction of a Northern Credit
Union on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district; and
- 3 the Board previously offered No Position with Comment on an area variance referral (Z-
25-81) for this proposed credit union, advising the applicant to coordinate with NYS
Department of Transportation (NYSDOT) and provide a Traffic Impact Study, Lighting
Plan, and Stormwater Pollution Prevention Plan (SWPPP) to the Department,
encouraging the siting of the building along the NYS Route 31 frontage, and encouraging
improved site design including sidewalk connections to roadside sidewalks, shared
parking with neighboring businesses, and adding landscaping along road frontages and
around parking lots; and
- 4 the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the
southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is
characterized by commercial along major routes and residential to the south and west; and
- 5 the site is a vacant parcel containing lawn and a portion of the Kimbrook Plaza parking
lot; the site has approximately 200' of frontage on NYS Route 31, the driveway for
Kimbrook Plaza is adjacent to the west, and a vacant commercial building with drive-thru
is to the east; and
- 6 the applicant is proposing construction of a 3,100 sf credit union with drive-thru; per the
Sketch Plan dated 7/16/25, the credit union building will be constructed at the center of
the site with parking lots to be located on three sides, including a parking lot along the
Route 31 frontage, totaling 33 spaces; the drive-thru will be constructed at the south side
(rear) of the building; access will come from a full-access driveway from the Kimbrook
Plaza parking lot and an egress-only driveway to the Kimbrook Plaza driveway; four trees
are shown along the rear, eastern parcel boundary; the existing monument sign for the
plaza will remain in the northwest corner; and
- 7 changes from the previous referral include reducing the parking from 41 to 33 spaces,
adding plantings around the building and along the road frontage, and reducing the drive-
thru from four lanes to three lanes; and
- 8 to construct the proposed credit union, the applicant is requesting an area variance from
the Designated Highway Overlay zoning district, to allow a 128.6' setback for the
principal structure where 165' is required; a variance is also requested to allow 2
freestanding signs when 1 is the maximum allowed by code; an existing freestanding sign
is located in the northwest corner of the site, at the plaza's driveway from NYS Route 31,
advertising the tenants of the plaza; the applicant is proposing 1 freestanding sign to be
used exclusively by the applicant, a 25 sf sign to be located at the site's rear boundary,
adjacent to the full access driveway from the plaza; and
- 9 per the Environmental Assessment Form (EAF) dated 7/16/25, 1.30 acres of the 1.30-acre
site will be disturbed by the proposed project and stormwater will be directed to "on-site
stormwater management facilities"; per the Sketch Plan, a stormwater management area
will be constructed along the southern parcel boundary;

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

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

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

- 11 per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station; per the EAF, the credit union is anticipated to generate 150 gallons of wastewater per day;

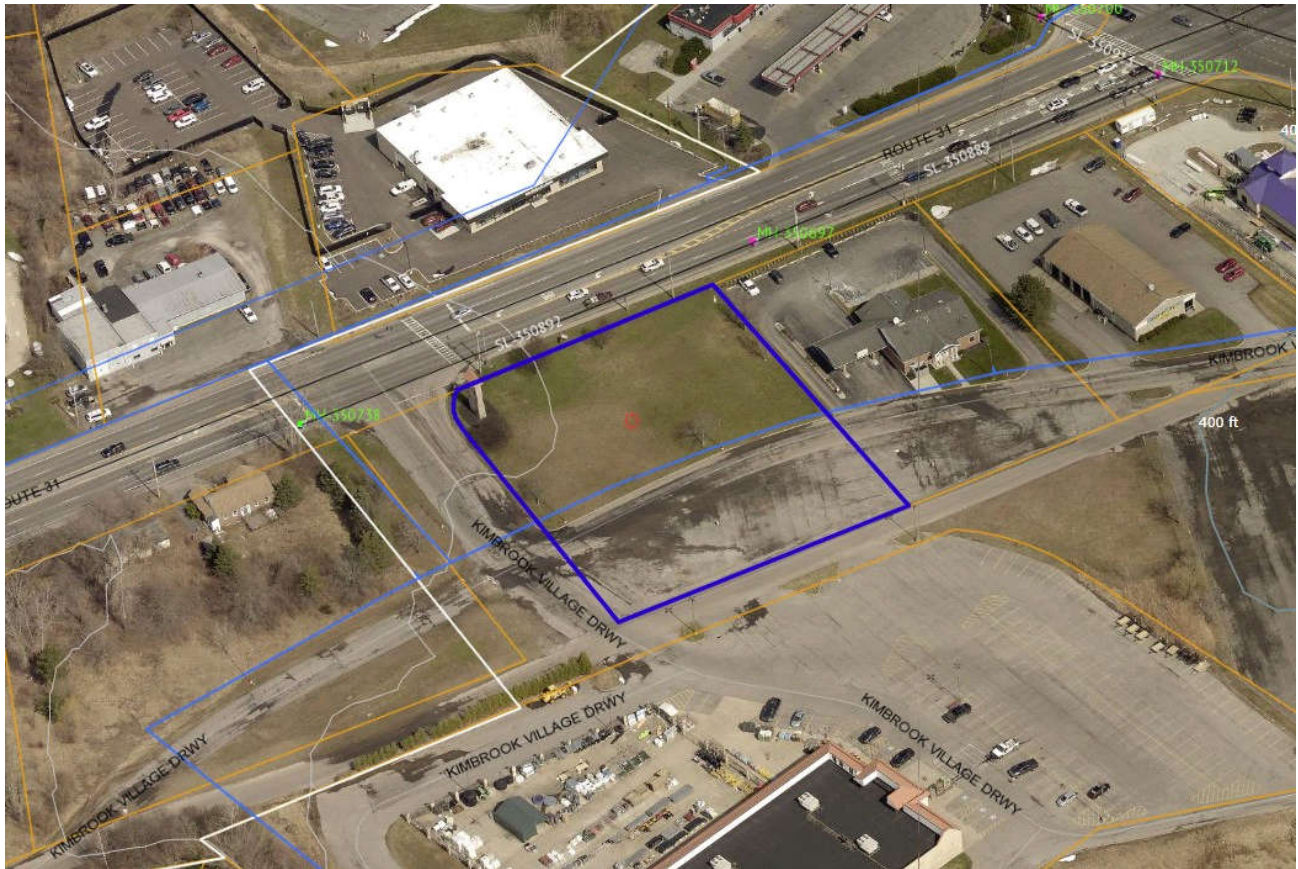
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must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

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

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

- 14 the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site;

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



Z-25-231

Z-25-232

AREA VARIANCE

Imperial 300, LLC
at 600 West Manlius Street

UBL - Underground Brew Lab
Tax Map # 004.-01-01.0

Village of East Syracuse

Received: 7/22/2025

30-Day Deadline: 8/21/2025

- 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 West Manlius Street (Route 290), a state highway; and
- 2 the applicant is requesting an area variance to allow a reduction in the Village green space requirement as part of a project to add a new tenant (Underground Beer Lab) to an existing retail building and related site changes on a 1.24-acre parcel in a Main Street zoning district; and
- 3 the Board has reviewed two referrals for the proposed project, a special permit referral (Z-25-67) and mostly recently, a site plan referral (Z-25-189); the Board advised the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the proposed restaurant use of the site and advising the applicant to coordinate West Manlius Street access plans with the NYS Department of Transportation (NYSDOT) and remove parking from the NYS right-of-way and avoid blocking existing sidewalks with parking; the Board offered comments encouraging the Village and applicant to work together to improve site design and parking, encouraging them to reach out to NYSDOT and the Syracuse Metropolitan Transportation Council for assistance in improving the site with sidewalks, installing on-street parking, etc; the Board also encouraged
- 4 a reduction in impermeable surface on site to improve existing drainage concerns; and the site is located in the Village of East Syracuse between residential neighborhoods to the north and commercial backed by railroad tracks to the south; nearby businesses include One Source Custom Carpentry & Millwork, IC Technologies, an Auto Service Center, a diner, and Xpress Mart; and
- 5 the site is a triangular parcel surrounded by roads on all three sides: West Manlius Street (NYS Route 290), Highland Avenue, and West Yates Street; a 19,800 sf building located in the northeast corner with an asphalt parking lot covering the rest of the parcel; per aerial imagery from May 2024, asphalt extends to the granite curbing bordering the roads with three curb cuts along West Manlius Street, minimal curbing along West Yates Street and Highland Avenue, and unrestricted access to park between Highland Avenue and a retaining wall along the western boundary of the site; concrete curbing exists on two corners, one of which contains a memorial area; the remainder of the site has no sidewalks except some areas of asphalt with painted yellow lines indicating where a sidewalk might be; and
- 6 per the Environmental Assessment Form (EAF) dated 6/2/25, the applicant is proposing renovations to an existing building and parking lot to establish Underground Beer Labs, a local brewery, on the ground floor of the building; the renovations include installation of a concrete patio, milling and repaving the parking lot, and adding dry wells; per the local application, the applicant is requesting a variance to allow ~4.7% (2,527 sf) green space when 10% (5,400 sf) is required by Village Code; the applicant states “the current layout represents the maximum extent of greenspace possible without obstructing traffic circulation or parking count”, further stating they are increasing greenspace from existing conditions; per the Layout Plan 7/7/25, the proposed concrete patio will be located adjacent to the building, separated from the Highland Avenue frontage by an existing retaining wall; and

- 7 per the Layout Plan, the Village requires 157 parking spaces for the full occupation of the building and once renovations are completed, the site will offer 52 on-site parking spaces, 51 spaces on an adjacent parcel under the same ownership, 20 on-street parking spaces on Highland Avenue, and 4 spaces on West Yates Street, totaling 127 spaces; the on-street parking spaces are perpendicular to the side of the building on West Yates Street and Highland Avenue and along the retaining wall on Highland Avenue; per the Layout Plan, the spaces on Highland Avenue occur partially on the site and partially in the Highland Avenue right-of-way;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Manlius Street must meet Department requirements;
ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- 8 changes from the previous referral and Layout Plan include removal of two of the three curb cuts to West Manlius Street, and restoration of the existing sidewalk on West Manlius Street on the plan; parking previously shown in the West Manlius Street right-of-way has been pulled back to be located on site, and green spaces have been incorporated; per the Layout Plan, a landscape strip is shown between the concrete patio and the retaining wall along the eastern site boundary, a landscape island is shown in the western portion of the parking lot, and the southeastern corner of the site will now be green space; the dumpster enclosure is now shown along the western side of the building; and
- 9 the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per the Layout Plan, a concrete sidewalk had existed along West Manlius Street, but had been paved over with painted lines indicating the sidewalk location; per the Layout Plan, the condition of the concrete sidewalk will be evaluated after the asphalt has been milled; no sidewalks are indicated for the West Yates Street and Highland Avenue frontages; and
- 10 per the Environmental Assessment Form (EAF) dated 6/2/25, 0.7 acres of the site will be disturbed by the proposed project; the EAF included with the referral does not reflect recent changes to the proposed development and the proposed increase in greenspace; per Village Planning Board Meeting Minutes from 6/9/25, “when it rains, the water rushed down Highland Ave and pushes against the low retaining wall and jumps over the southwest corner and empties into the private property”; per Village Planning Board Minutes from 7/14/25, NYSDOT “does not want any private properties to directly discharge into their drainage system” and “the two plugged drainage structures will be fully replaced with dry wells. The proposal is to enhance the piece of retaining wall that will be repaired in the corner to prevent the water from cascading over the top”; the Layout Plan indicates the retaining wall between the site and Highland Avenue will be reconstructed and the southernmost portion, adjacent to the newly proposed greenspace, will be the portion to be built up to prevent stormwater flow onto the lower portion of the site;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- 11 per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, but a brewery may result in an increase in demand;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

- Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- 12 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to the existing infrastructure are proposed, but a brewery may result in an increase in use;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;
- ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and
- 13 per the Central New York Regional Transportation Authority (CENTRO), West Manlius Street and Kinne Street have public transit service and bus stops are located two blocks from the site; and
- 14 the project is within 2,000 feet of multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and



Z-25-232

Z-25-237

SITE PLAN

Robert Loring
at 519 First Street

Driveway/Parking Changes
Tax Map # 005.-09-15.0

Village of Liverpool

Received: 7/31/2025

30-Day Deadline: 8/30/2025

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General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and the applicant is proposing to remove an existing driveway and front yard parking area, and install a new driveway, parking spot and rear parking lot for an existing three-family residence on a 0.32-acre parcel in a Residential (R-2) zoning district; and the site is a house in the Village of Liverpool, abutting Onondaga Lake Park; the site has an approximately 25'-wide driveway to First Street which is adjacent to the neighbor's driveway and parking area to the east; both the site's driveway and the adjacent driveway/parking area are located in the Village right-of-way which, per aerial imagery from May 2024, is consistent with many of the houses on this block; the site has a substantial slope to the rear of the property; and per the partial location survey included with the referral materials (surveyor information, legend, and date of survey on copy not provided), the site contains a two-story house located at the front parcel boundary (0' from the right-of-way); per the survey, the house has a western side yard setback of 11.6'; the eastern side yard measures 27' to the house, and 16' to an exterior staircase alongside the house; the rear yard is currently approximately 150' deep; and the applicant proposes to remove a driveway and front yard parking for 2-3 vehicles as well as a rear deck, and install a new 8'-wide ribbon driveway in a new location, leading to a rear parking lot for three vehicles; referral materials indicate that a future phase may include converting the parking lot to a two-story garage addition to the rear of the house; the proposed driveway would extend approximately 111', leaving the rear half of the 0.32-acre parcel undisturbed; the driveway and parking lot would be located 2 feet and 5 feet from the side yard parcel boundaries, respectively; and a single 9'x20' parking space is also shown to be added within the First Street right-of-way; a digital rendering shows a separate driveway from the proposed adjacent new driveway to access this space, which would have a narrowed width at the street to avoid an existing electric pole; and per GIS mapping and aerial photography, the ground slopes down approximately 19 feet to the rear of the parcel, with a substantial change of elevation from the front of the house to the rear of the house; the downslope lands contain FEMA floodplain areas related to Onondaga Lake; the referral materials do not indicate any planned measures to mitigate the slope or collect/direct/filter stormwater drainage prior to the floodplain area; and the Environmental Assessment Form (EAF) dated 6/6/25 included with the referral materials does not detail how much land will be disturbed by the proposed development and doesn't discuss stormwater mitigation; and FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain for Onondaga Lake, which may require avoidance or elevation of structures and other mitigation; per the submitted Floor Plan, the floodplain as mapped does not appear to encroach within the limits of the project; however, drainage into the floodplain could be affected by the proposed site changes;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified

flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

- 10 per the referral notice, the site is served by public drinking water; it is not clear if any changes to the existing infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- 11 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; it is not clear if any changes to the existing infrastructure are proposed;
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant will need to develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and
- 12 the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- 13 the site may contain the Indiana bat, Northern Long-eared bat, and Straight-leaved Pondweed, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project; and
- 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-25-237

Z-25-242 SITE PLAN

See Also Case: Terrence Nolan

Battery Energy Storage System (10Mw)

S-25-27 at 426 East Brighton Avenue

Tax Map # 061.-01-21.1

City of Syracuse

Received: 8/4/2025

30-Day Deadline: 9/3/2025

- 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
- 2 the applicant is proposing to establish a "Utility, Major" land use on two proposed lots and construct two 5 Megawatts battery energy storage systems on two proposed parcels, on a 1.27 acre site in a Commercial (CM) zoning district; and
- 3 the Board is concurrently reviewing a subdivision application (S-25-27) to divide the 1.27-acre parcel into two new lots; and
- 4 the existing parcel fronts on East Brighton Avenue and the rear of the lot abuts a rail line running adjacent to Interstate 81; surrounding parcels include industrial and commercial land uses including an auto repair shop, a convenience store, and a liquor store; the surrounding area also includes single-family and multi-family residential uses to the north and west; and
- 5 per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25 acre lot into an approximately 0.48 acre lot (Proposed Lot 1) and an approximately 0.71 acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel; the applicant is proposing the establishment of a proceed access and utility access easement on Proposed Lots 1 and 2 to address the access issue created by the establishment of a land locked parcel; and
- 6 per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the existing conditions plan (C-1.0) dated 01/17/25, the applicant will demolish an existing 1-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0), dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan (LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and
- 7 per the referral notice, it is unclear whether the site is currently served by public drinking water and no changes to the current infrastructure are proposed, or if disconnection of drinking water infrastructure will be required; and
- 8 per the referral notice, it is unclear whether the site is served by public sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the referral form, no changes to the current infrastructure are proposed;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

- 9 the site may contain the Northern long-eared bat and the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 10 the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);
and



Z-25-242

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

2 the applicant is proposing Local Law No. 4 of 2025 regulating Wind Energy Systems in the Town of Otisco; and

3 the Town Board of the Town of Otisco is considering Local Law No. 4 of 2025, (Wind Energy Systems Law of 2025); per the Town Board, the Wind Energy Systems Law of 2025 is intended to recognize the potential benefits of wind energy technologies by supporting clean renewable energy and reducing dependence on nonrenewable technology while preserving health and safety of property owners and the general public, and to preserving the scenic views and aesthetics of the community; and

4 the purpose of the Wind Energy Systems Law of 2025 is “to promote the safe, effective, and efficient use of wind-powered energy systems within the Town in order to reduce on-site and off-site consumption of utility-supplied energy, and to balance the use of such wind-powered energy systems with potential impacts on the health, safety and welfare of the residents of the Town of Otisco and to preserve and protect the environment and aesthetic qualities of the Town of Otisco;” and

5 Section 2 of Wind Energy Systems law of 2025 defines key terms related to the regulation of wind energy systems; notably this section establishes a distinction between small and large wind energy systems, defining a small wind energy system as any system generating no more than 15 kW for single-family residential use only and no more than 125 kW for farming applications, with the power being generated by such systems not for resale to any other individual and/or commercial entity; this section also establishes a clear definition for substantial modification to wind energy systems; and

6 the Wind Energy Systems Law of 2025 applies to all Small Wind Energy Systems and Large-Scale Wind Turbine Energy Systems including the installation, substantial modification thereto, maintenance, repairs, replacement of wind energy systems; the law requires that all Wind Energy Systems and equipment shall be designed, erected and installed in accordance with applicable codes, regulations and industry standards as referenced in the New York State Building Code and the Otisco Building Code; and

7 the Wind Energy Systems Law of 2025 establishes regulations and requirements for both small- and large-scale wind energy systems; these include permit requirements and regulations including but not limited to noise, lighting, proximity to other uses including radio or television equipment, signal interference and height requirements; the policy establishes setback requirements for small- and large-scale wind energy systems; in several instances additional requirements are placed on large-scale operations, including a requirement that the operator provide notice to the Federal Aviation Administration (FAA); and

8 the proposed law establishes inspection requirements for both small- and large-scale wind energy systems; with regards to small-scale wind energy systems, a code enforcement officer may enter the property for inspection and must give reasonable notice to the property owner; with respect to large-scale wind energy systems the law establishes an annual inspection requirement and states that a code enforcement officer may enter the property for inspection given reasonable notice is provided to the property owner; and

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

No Map Available

Z-25-245

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

2 the applicant is proposing Local Law No. 5 of 2025 regulating Battery Energy Storage
Systems in the Town of Otisco; and

3 the Town Board of the Town of Otisco is considering Local Law No. 5 of 2025, to be
known as the "Battery Energy Storage System (BESS) Law of 2025;" per the Town
Board, the BESS Law of 2025 is intended to recognize the potential benefits of BESS
technologies by supporting renewable energy generation and electrical grid reliability
while recognizing the unique risks related to fire, explosion, noise, and environmental
contamination that may threaten a community when a site is poorly selected or
maintained; and

4 additionally the law is intended to encourage the responsible siting, construction,
operation, maintenance, and decommissioning of BESS facilities consistent with the
Town's comprehensive vision; "establishing the goals and policies of the Town regarding
"the installation, operation, maintenance, and decommissioning of BESS and enacting
regulations for the installation and use of BESS, with the following objectives: A. to
provide a regulatory scheme for the designation of properties suitable for the location,
construction and operation of BESS; B. to ensure compatible land uses in the vicinity of
the areas affected by BESS; C. to mitigate the impacts of BESS on environmental
resources such as important agricultural lands, forests, wildlife and other protected
resources;" and

5 section 2 of the BESS Law of 2025 defines key terms related to the regulation of BESS
technologies in the town; the law establishes the concept of Aggregation, requiring that
BESS installations located on contiguous parcels that are under common ownership,
lease, easement, or control, or that are part of a common development plan or coordinated
application, shall be considered a single, aggregated BESS; additionally, this section of
the law establishes a distinction between small-, medium-, and large-scale BESS
operations; and

6 the BESS Law of 2025 shall apply to the construction, installation, operation, and
decommissioning and removal of all BESS facilities and site restoration within the Town
of Otisco; the law establishes distinct permitting requirement for each BESS scale;
establishes setback and screening requirements that vary based on the scale of the BESS
project; for example, Small-Scale BESS projects require a minimum setback of 25 feet
from property lines and 15 feet from any residential structure; Medium-Scale BESS
require a minimum setback of 100 feet from property lines and 1,000 feet from any
residential structure; and, Large-Scale BESS require a minimum setback of 300 feet from
any property lines and 2,500 feet from any residential structure; both medium- and large-
scale BESS require a setback from any municipal property, Town parks and Town
cemeteries, and any place of worship or place of regular public assembly; and

7 the BESS Law of 2025 also establishes regulations related to health and safety of BESS
technologies; the law establishes regulations related to height, proximity to combustible
materials, screening and emergency access; for example the law establishes that small-

scale BESS structures cannot be located within 10 feet of any combustible materials or flammable materials unless encased in a fire-resistant cover and requires that Medium- and Large-Scale BESS structures shall not be located within 30 feet of any combustible materials or flammable materials regardless of enclosures; and

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

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

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

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

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

No Map Available

Z-25-246

Z-25-228

SITE PLAN

North Area Meals on Wheels
at 413 Church Street

Small-Scale Solar
Tax Map # 022.-02-01.2

Village of North Syracuse

Received: 7/17/2025

30-Day Deadline: 8/16/2025

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 81, a state highway; and

2

the applicant is proposing to install a small 120.64 kW solar array on a 4.11-acre parcel in a Residential (R-9) zoning district; and

3

the Board recommended Modification of area variance and site plan referrals (Z-24-193 and Z-24-192) to allow construction of a 2,400 sf addition to the existing commercial building, commenting that the applicant must conduct a formal wetland delineation and the applicant should be encouraged to install landscaping and sidewalks along the Church Street frontage; the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and

4

the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses include residential and Sleeth Park, a Town park; and

5

areal imagery dated May 2024 shows that the site contains an approximately 5,860 sf building, two large storage trailers, a shed, parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; forested areas serve as a buffer between the parcel and Interstate 81, the neighboring residential parcels and Sleeth Park; and

6

per the project narrative the applicant is proposing the installation of a ground mounted solar array to be installed in the middle of the empty field behind the existing Meals on Wheels building; the solar array will be a 120.64 kW system comprised of 232 Silfab, 520-Watt Bifacial solar modules placed in 4 rows approximately 110 feet in length, 23 feet apart and 8-10 feet tall; the total footprint of the array will be approximately 14,000 sf; per the Property Layout Map (PV-01) dated 07/30/24, the solar array will be centrally located in the rear of the parcel between Interstate 81 and the Sleeth Park parcel, and will be located approximately 71 feet from the leach field and septic tank on the parcel; 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 and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the applicant is not proposing any new connections;

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

plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands and their associated buffer may exist at the rear, northeastern corner of the site; the applicant included a Wetland & Waterway Delineation Report prepared by C&S Engineers dated 5/16/2025;

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and 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 adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site's western driveway to Church Street; and

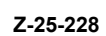
the site may contain the Least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

while not included with the present referral, the Meals on Wheels Subdivision Map, dated 09/12/2022, shows an Onondaga County Sanitary Sewer easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building;

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

while not included with the present referral, a previously submitted Meals on Wheels Subdivision Map, dated 09/12/2022, illustrates an Onondaga County Sanitary Sewer easement along the southeastern parcel boundary and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building, it does not appear that the proposal would interfere with the existing easement;

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



Z-25-225

COMPREHENSIVE
PLAN

Town of Skaneateles

Skaneateles Northern Hamlets Master
Plan

Tax Map #

Town of Skaneateles

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
- 2 the applicant is proposing the adoption of the Town of Skaneateles Northern Hamlets
Master Plan; and
- 3 the Board has reviewed multiple joint Town and Village of Skaneateles Comprehensive
Plans including the 2005 Joint Comprehensive Plan (Z-05-74), the 2015 Joint
Comprehensive Plan (Z-15-238), the revisions to the 2015 Plan (Z-16-420), and the 2020
amendments to the 2015 Town and Village of Skaneateles Joint Comprehensive Plan (Z-
20-274); the Board has offered Approvals of each referral, particularly for emphasis on
protection of rural land and open space, the promotion of smart growth principles, and
revisions to existing regulations to support desired growth; and
- 4 the current referral is for the Northern Hamlets Master Plan, a plan for the Skaneateles
Falls and Mottville Hamlets located north of the Village of Skaneateles, in the northern
portion of the Town of Skaneateles; the Northern Hamlets are seen as desirable because
of their proximity to the desirable Village of Skaneateles and the City of Syracuse
urbanized area, availability of public water service, inclusion in “reputable” school
districts, and their agrarian setting; in light of coming changes to the area, particularly the
incoming Micron chip fabrication facility to Onondaga County, the Town wanted to
create this plan to protect the character of the Northern Hamlets while guiding
development; community engagement included first the formation of the Northern
Hamlets Advisory Committee, a 10-member committee consisting of residents and
representatives from local organizations to provide initial feedback, “guide outreach
objectives”, and “supplement the data analysis conducted by the project team”; a 40-
question Community Survey was developed and links made available online, via cards at
Town Hall, the Skaneateles Library, and the Mottville Emporium, and a flyer included in
the Town water bills sent to residents; two public meetings were held in 2022 with over
100 members of the public participating; meetings were held with three stakeholder focus
groups including community members from the hamlets or adjacent areas along with
utilizing the Town’s website and social media accounts for feedback; and
- 5 identified strengths included the Hamlets’ “small-town character that fosters a sense of
safety and community among residents”, the area’s relative affordability, and the
accessibility of greenspace and commercial areas; the community expressed fears of an
increased cost of living, development that could result in the loss of the area’s “rural
character”, and increased traffic with particular concerns regarding vehicular speed along
Jordan Road; identified “transformational projects” and priorities for the Northern
Hamlets included adaptive reuses of existing buildings, introducing traffic calming
measures, housing affordability, preservation of existing character, supporting local
businesses, updating water infrastructure, and improved recreational amenities like the
expansion of the Charlie C. Major Nature Trail through the hamlets and the addition of
fishing access on the north end of the Trail; through the engagement process, a
Community Vision Statement was created: to “protect the small town and rural character
of the Northern Hamlets so as to honor and build upon their unique history and important
natural resources including Skaneateles Creek, the Charlie Major Trail, existing

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

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

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

9 for the finding “residents value the historical character, scale, and affordability of the Northern Hamlets”, the Plan notes that “existing zoning within the Northern Hamlets study area does not align well with the historical pattern of development” with many of the lots located along Jordan Road being smaller than the 2-acre minimum required by the RR district in which they are located; the Strategy is to “Protect Neighborhood Character and

the Affordability of Housing” by expanding the HM zoned area to allow for smaller lot sizes in keeping with the character of the area and/or altering the “density bonus structure with the Conservation Subdivision ordinance”, developing “residential design guidelines for new construction”, and keeping Accessory Dwelling Units as an allowed use within HM districts; and

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

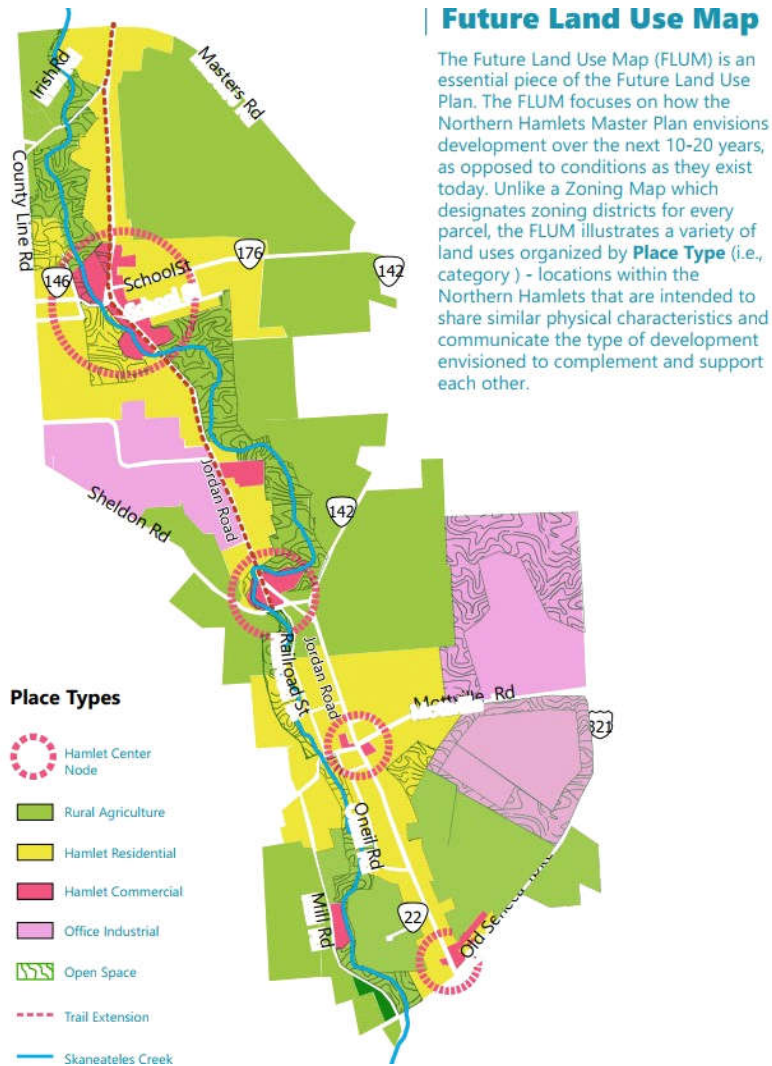
11 to strengthen Hamlet Centers, the Plan recommends developing “a framework for allowing mixed-use development”, fostering “development of neighborhood scale retail and services”, and “encouraging the adaptive reuse of historical and underutilized buildings”; and

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

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

14 the Future Land Use Plan depicts four Hamlet Center Nodes, the known Skaneateles Falls and Mottville Hamlets along with the Willow Glen Node around the intersection of Old Seneca Turnpike and Jordan Road and an additional Node around the intersections of Sheldon Road, Jordan Road, and Vinegar Hill Road; the Hamlet Nodes contain both Hamlet Residential and Hamlet Commercial, characterized by smaller lot sizes (if within the Town water district), a diversity of housing types, mixed-use buildings, and “commercial uses that are compatible with the “Hamlet setting”; the Office Industrial areas are smaller than the areas currently zoned IRO and are not located within Hamlet Nodes;

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



Z-25-225

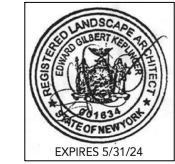
Drawing File

Date Plotted

Plotted By



**KEPLINGER
FREEMAN
ASSOCIATES**
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981
RZ Engineering, PLLC
6320 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981



PARKING EXPANSION
MILLION AIR SYRACUSE
110 AIR CARGO RD
SYRACUSE, NEW YORK 13212

CLIENT:
FREEMAN HOLDING OF
SYRACUSE, LLC
110 AIR CARGO ROAD
SYRACUSE, NY 13212

ISSUED AND REVISIONS NOTIFICATION		Date
No.	Rev.	Description
1		
2		
3		
4		
5		
6		
7		

Symbol Indicates Revision Issued

PERMIT
SUBMISSION
6/25/2025
NOT FOR
CONSTRUCTION

Drawn By: JPR
Checked By: EGK
KFA Proj. No.: 44049
Date: 6 JUNE 2025
Scale: AS NOTED

OVERALL
SITE PLAN

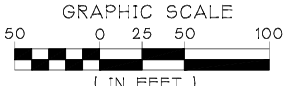
L1.0



1 SITE LAYOUT
SCALE: 1" = 50'

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



SITE DIMENSIONAL STANDARDS TOWN OF CLAY ONONDAGA COUNTY, NY		
ZONING DATA:	REQUIRED BY ZONING	PROVIDED
ZONED:	I-1 INDUSTRIAL	I-1 INDUSTRIAL
AREA:	NOT LISTED	17.39 ACRES
FRONTAGE:	NOT LISTED	413.82' (AT ROAD FRONT)
LOT DEPTH:	NOT LISTED	1,440.15'
MAX. BUILDING COVERAGE:	60% OF TOTAL LOT AREA	50.9%
MAX. LOT COVERAGE:	80% OF TOTAL LOT AREA	
HEIGHT:	NOT LISTED	
TOTAL IMPERVIOUS:	80% OF TOTAL LOT AREA	
PARKING (OFF-STREET):		
(9'x20') TYP. PARKING SPACE	MANUFACTURING - 4 SPACES/1,000 SF TOTAL 98,400 SF = 394 TOTAL SPACES REQ.	411 PARKING SPACES (161 RESERVED PARKING) (245 UNTIL 50% BUILDOUT)
(12'x55' WITH 14' HEIGHT CLEARANCE) TYP. LOADING SPACE	MANUFACTURING - 1 LOAD SPACE/30,000 SF 60,000 SF/30,000 SF = 2 SPACES 4,800 SF/30,000 SF = 1 SPACE	12 LOADING SPACES 16 LOADING SPACES *14 A.D.A. SPACES PROVIDED
YARD SETBACKS:		
FRONT YARD:	HWY. OVERLAY ZONE DISTRICT; TYPE B: FROM C.L. = 140'	140'
PERIMETER LANDSCAPE STRIP:	50% OF YARD SETBACK	50% OF YARD SETBACK
SIDE YARD:	25'	25'
REAR YARD:	25'	25'

 **DUNN & SGROMO ENGINEERS**
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941

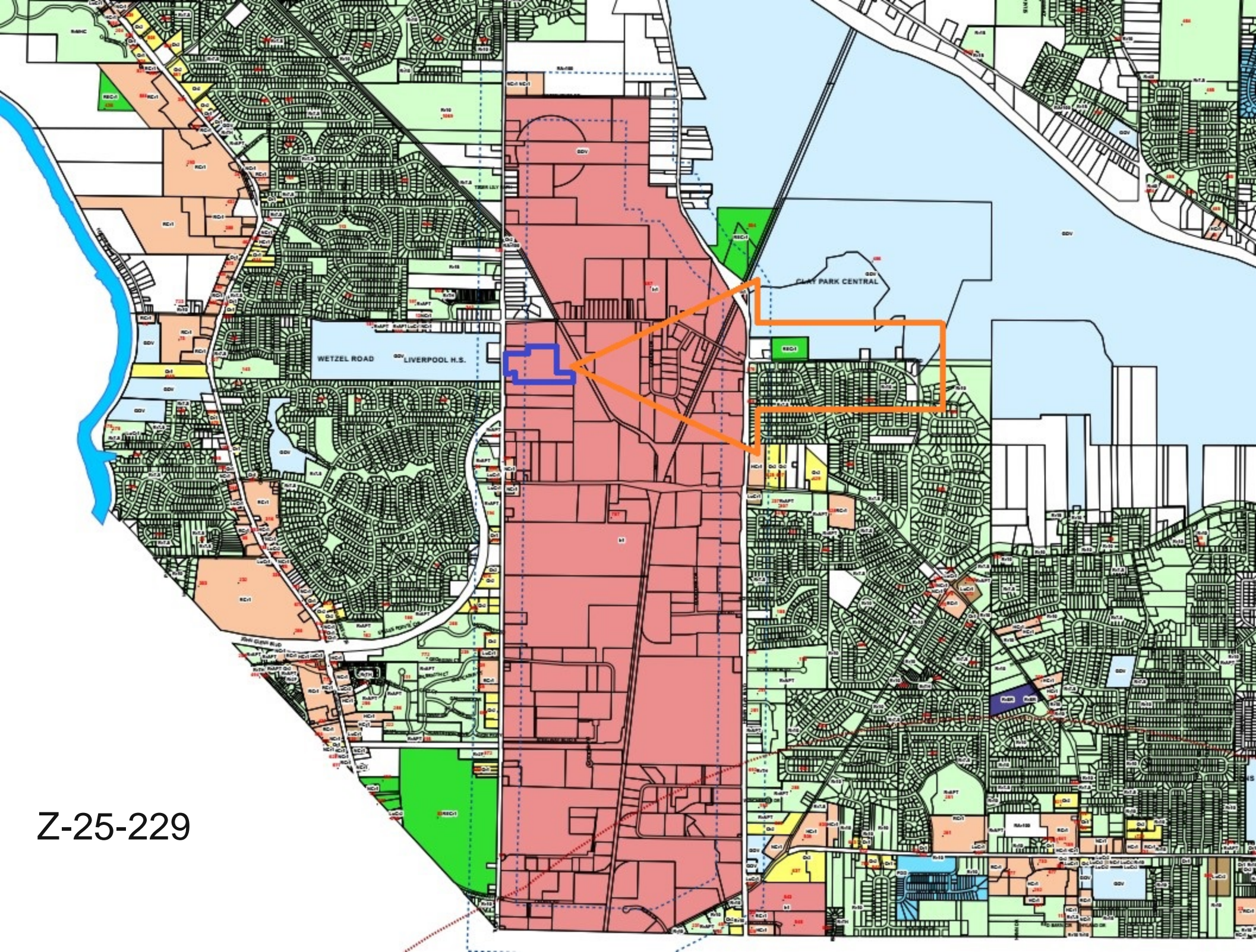


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TAX MAP NO. 087.-01-44.1
TOWN OF CLAY
ONONDAGA COUNTY, N.Y.
MORGAN ROAD

SITE LAYOUT
PLAN

NO.	DATE	REVISION	BY
1	01.08.25	ADDITIONAL PARKING	LCF
2	05.06.25	BUILDING / LANDSCAPE REV.	BKM
3	07.14.25	GENERAL	BKM
SCALE: AS NOTED FILE NO.: 931.019			
DESIGNED BY: GS		DATE: 10.25.2024	
DRAWN BY: LCF		DWG. NO: SP-1	
CHECKED BY: GS			



Z-25-229

Z-25-235

TAX MAP ID:
107-20-01.1
ZONING:
REGIONAL COMMERCIAL
(RC-1)

WEST TAFT ROAD
(County Road 51 - Lawrence Corners-Liverpool Road)

WEST TAFT ROAD CENTERLINE

TAX MAP ID:
116.1-01-01.4
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-01-06.0
ZONING:
ONE FAMILY
RESIDENTIAL (R-10)

TAX MAP ID:
116.1-05-01.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-05.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-06.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-07.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-08.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-09.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

TAX MAP ID:
116.1-05-10.0
ZONING:
PLANNED DEVELOPMENT
DISTRICT (PDD)

SITE CRITERIA CHECKLIST	
PROJECT SITE INFORMATION	
ADDRESS	5004-5008 WEST TAFT ROAD ¹
TAX MAP ID NO.	116.10-01-04.1, 116.10-01-05
BOUNDARY SURVEY	C.T. MALE ASSOCIATES
SITE AREAS	2.54 ACRES ²
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) 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)	140' FROM CENTERLINE OF TAFT ROAD ±149'
REAR YARD SETBACK	50' ±244'
SIDE YARD SETBACK ONE SIDE TOTAL BOTH SIDES	25' ±56' 75' ±158'
PERIMETER LANDSCAPE	15' 18' MIN.
ADDITIONAL SETBACK ABUTTING RESIDENTIAL	25' 50'
PARKING SETBACK (COUNTY HIGHWAY SETBACK)	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, SUBMITTED TO TOWN ON 07/01/2025. 3) TOWN BOARD SPECIAL PERMIT APPROVAL REQUIRED FOR USE AND DRIVE-IN SERVICE, SUBMITTED TO TOWN ON 06/20/2025. 4) PROPOSED ZONE CHANGE APPLICATION (APPROVED JUNE 2025).	
OTHER NOTES	
1) NO DUMPSTER IS PROPOSED FOR THIS PROJECT. 2) ADJACENT PROPERTY LINES TAKEN FROM ONONDAGA COUNTY GIS	

LAYOUT PLAN LEGEND

---	EXISTING PROPERTY LINES
~~~~~	EXISTING TREE LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED STORMWATER MANAGEMENT AREA
---	PROPOSED REQUIRED SETBACKS
(6)	PROPOSED PARKING SPACES
CC	PROPOSED CONCRETE CURBING

GRAPHIC SCALE  
0 30' 60'  
(IN FEET)  
1 inch = 30 ft

PRELIMINARY  
FOR PLANNING  
REVIEW ONLY

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OF THE PROFESSIONAL ENGINEERING  
AND SURVEYING LAW.

PROJECT NO.  
25-2351

DATE  
01 JULY 2025

SCALE  
1"=30'

C-2

PREPARED BY:  
NAPIERALA CONSULTING  
PROFESSIONAL ENGINEER, P.E.  
SITE DESIGN & ENGINEERING  
110 FAYETTE STREET  
MANHATTAN, NEW YORK 10014  
email: MNAP@NAPCON.COM  
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:

LAYOUT PLAN

DATE

REVISION/ISSUE

NO.

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

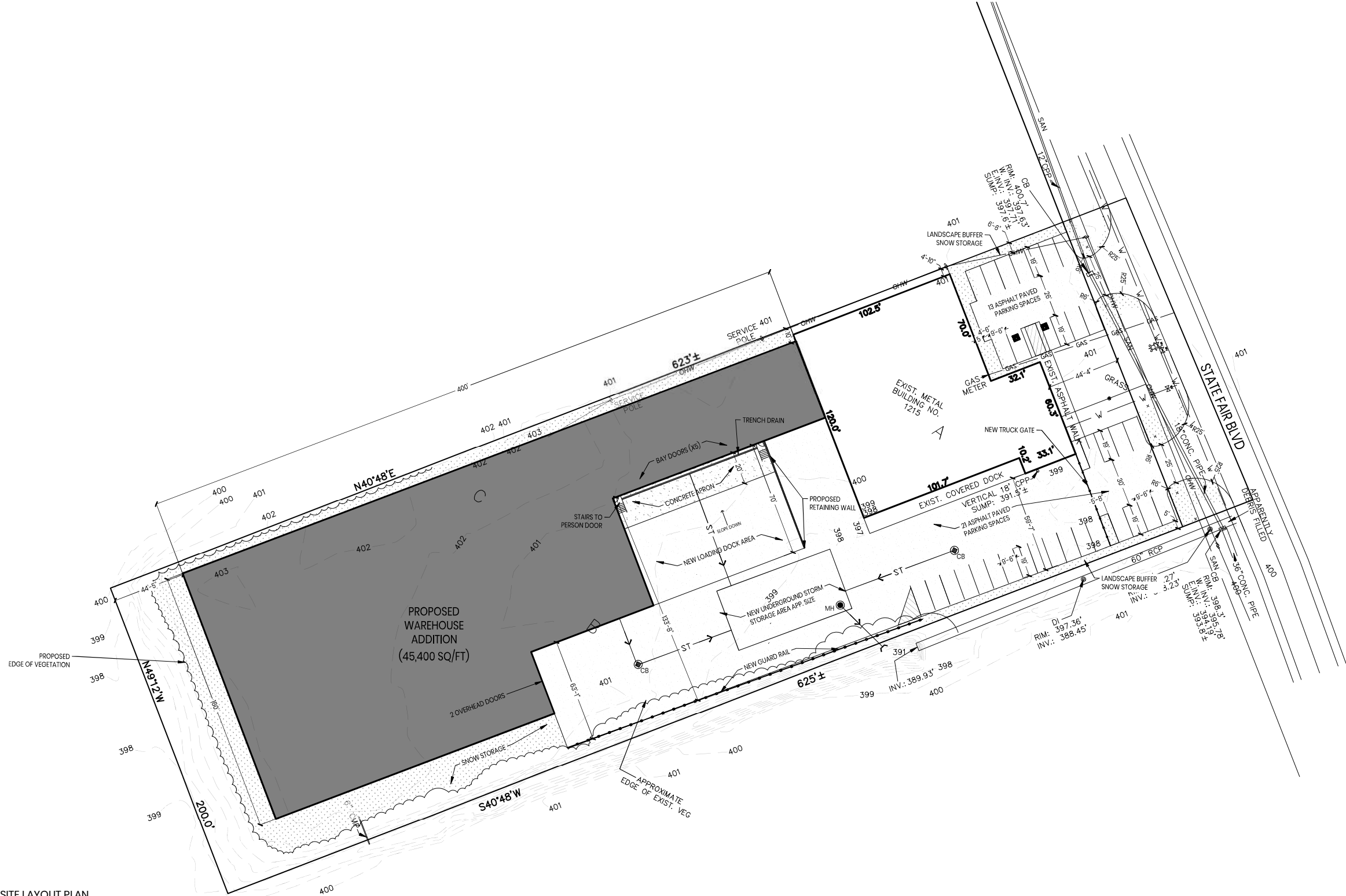
TOWN OF CLAY

PREPARED FOR:  
NORTHERN CREDIT UNION  
120 FACTORY STREET  
WATERTOWN, NY 13601

Z-25-236

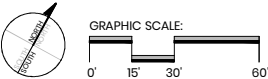
PLOT DATE: 7/25/2025 10:30 AM

C:\Users\Terry\OneDrive - Terry Horst Landscape Architecture PC\Current Projects\3819 Tony's Tires\3819 Tony's Tires SPR.dwg



SITE LAYOUT PLAN

SCALE: 1" = 30' - 0"



PHONE: 315-472-2481  
WWW.TERRYHORSTLANDSCAPEARCH.COM  
205 HAWLEY AVENUE SYRACUSE, NEW YORK

PROGRESS PRINT  
NOT FOR CONSTRUCTION  
OR BIDDING

TONY'S TIRES & WHEELS  
NEW WAREHOUSE ADDITION  
1215 STATE FAIR BLVD SYRACUSE, NY

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LAWS.

SCALE: AS NOTED

DRAWN BY: MCM

DATE: 23 JULY 2025

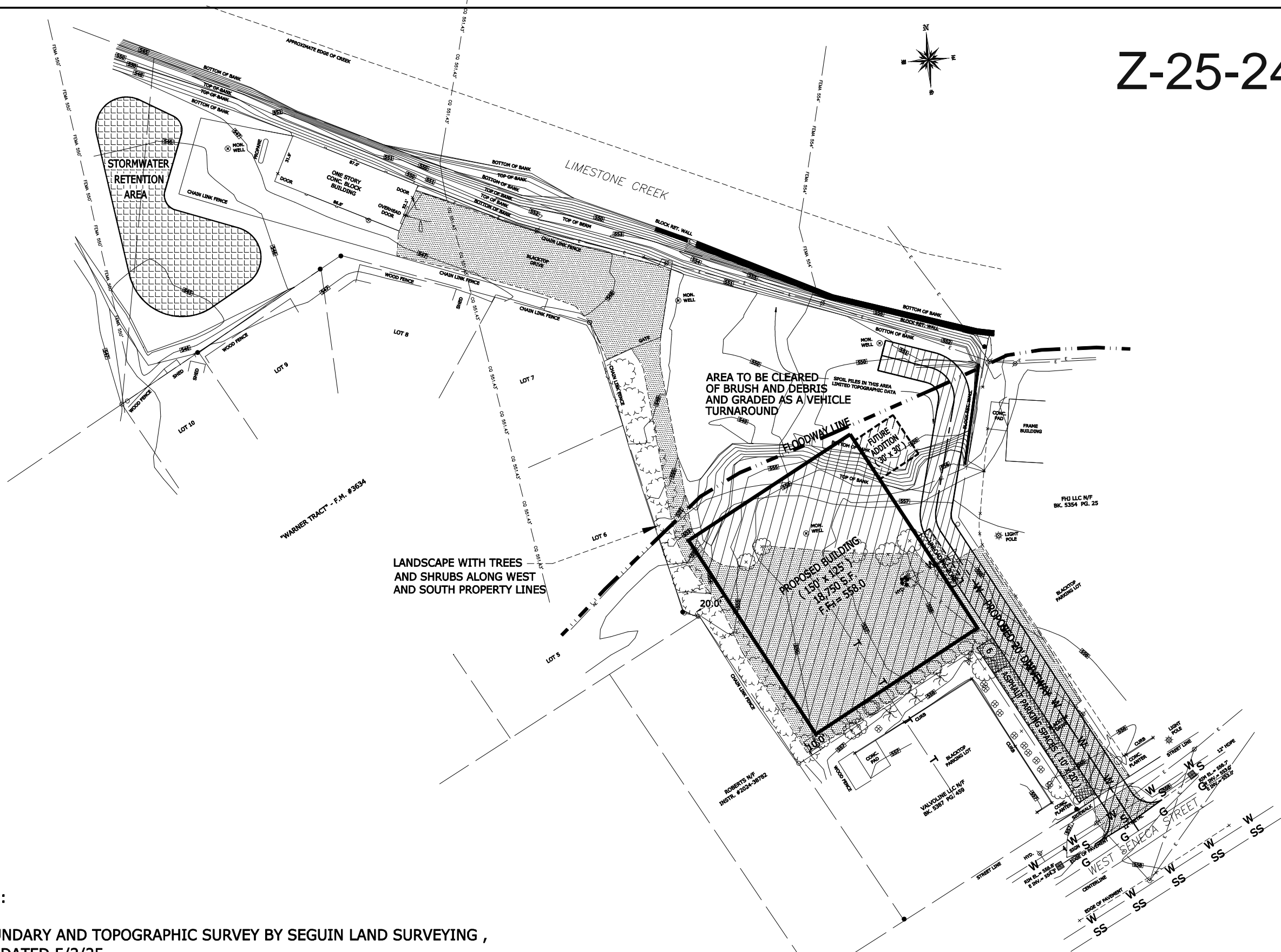
#	DATE	DESCRIPTION

DRAWING:  
SITE LAYOUT PLAN

DRAWING #

L-101

Z-25-241



NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY SEGUIN LAND SURVEYING , PLLC , DATED 5/2/25.
2. PROPOSED BUILDING WILL CONNECT TO EXISTING WATER , SEWER , AND NATURAL GAS UTILITY LINES AT THEIR MOST ACCESSIBLE LOCATION (S) ON THE PROPERTY .
3. NO FILLING WILL BE CONDUCTED ON THE PROPERTY WITHIN THE FLOODWAY LINE.

No.	BY	DATE	DESCRIPTION

**WAYNE C. MATTESON, JR., P.E.**  
Consulting Environmental Engineer  
3893 Eatonbrook Road  
Erieville, NY 13061  
315-662-7146 Cell: 607-423-4321

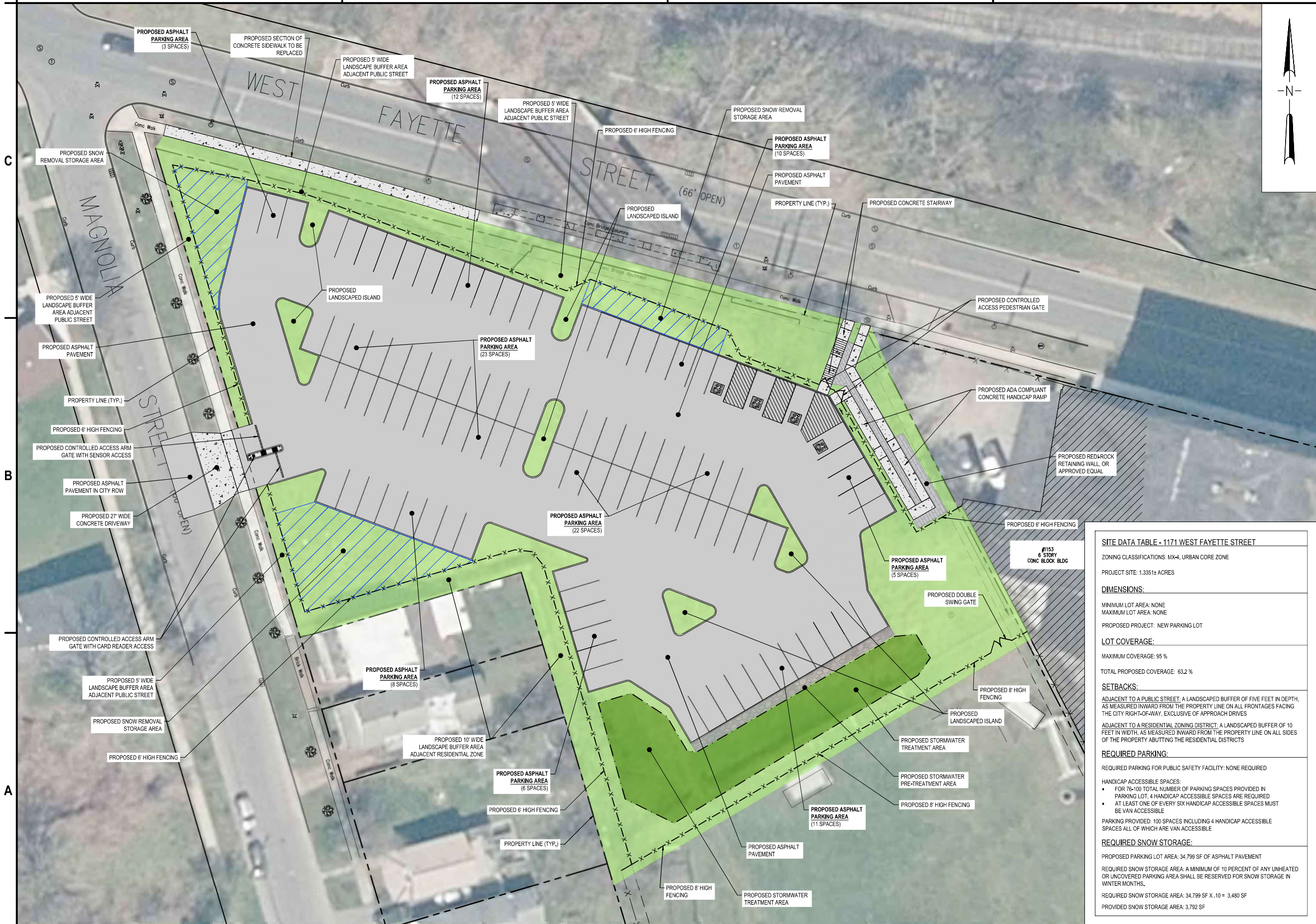
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PROFESSIONAL ENGINEER. EACH ALTERATION MUST BE SPECIFICALLY  
DESCRIBED, DATED AND ACCOMPANIED BY THE SEAL AND SIGNATURE



SCALE: 1" = 30'	CLIENT: MAHONEY DESIGN & BUILD, INC. 559 FITCH STREET ONEIDA, N.Y. 13421
DATE: MAY 2025	PROJECT: MANLIUS STORAGE PROJECT 133 WEST SENECA STREET MANLIUS N.Y.
PREPARED BY: MB	TITLE: PROPOSED SITE PLAN
CHECKED BY: WM	STATUS: S-1
PROJECT NO.: 25043	



Jun 23, 2025 - 11:26am  
F:\Project119 - City of Syracuse\119431026 - 1711 W. Fayette St - Parking Lot Design\Design\CADD\Sheet Files\119431026_CS_Series.dwg



**A1 GENERAL PLAN**  
SCALE: 1" = 20'-0"

SITE DATA TABLE - 1171 WEST FAYETTE STREET		
ZONING CLASSIFICATIONS: MX-4, URBAN CORE ZONE		
PROJECT SITE: 1.3351± ACRES		
DIMENSIONS:		
MINIMUM LOT AREA: NONE		
MAXIMUM LOT AREA: NONE		
PROPOSED PROJECT: NEW PARKING LOT		
LOT COVERAGE:		
MAXIMUM COVERAGE: 95 %		
TOTAL PROPOSED COVERAGE: 63.2 %		
SETBACKS:		
ADJACENT TO A PUBLIC STREET: A LANDSCAPED BUFFER OF FIVE FEET IN DEPTH, AS MEASURED INWARD FROM THE PROPERTY LINE ON ALL FRONTAGES FACING THE CITY RIGHT-OF-WAY, EXCLUSIVE OF APPROACH DRIVES		
ADJACENT TO A RESIDENTIAL ZONING DISTRICT: A LANDSCAPED BUFFER OF 10 FEET IN WIDTH, AS MEASURED INWARD FROM THE PROPERTY LINE ON ALL SIDES OF THE PROPERTY ABUTTING THE RESIDENTIAL DISTRICTS		
REQUIRED PARKING:		
REQUIRED PARKING FOR PUBLIC SAFETY FACILITY: NONE REQUIRED		
HANDICAP ACCESSIBLE SPACES:		
• FOR 76-100 TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING LOT, 4 HANDICAP ACCESSIBLE SPACES ARE REQUIRED		
• AT LEAST ONE OF EVERY SIX HANDICAP ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE		
PARKING PROVIDED: 100 SPACES INCLUDING 4 HANDICAP ACCESSIBLE SPACES ALL OF WHICH ARE VAN ACCESSIBLE		
REQUIRED SNOW STORAGE:		
PROPOSED PARKING LOT AREA: 34,799 SF OF ASPHALT PAVEMENT		
REQUIRED SNOW STORAGE AREA: A MINIMUM OF 10 PERCENT OF ANY UNHEATED OR UNCOVERED PARKING AREA SHALL BE RESERVED FOR SNOW STORAGE IN WINTER MONTHS.		
REQUIRED SNOW STORAGE AREA: 34,799 SF X .10 = 3,480 SF		
PROVIDED SNOW STORAGE AREA: 3,792 SF		



C&S Engineers, Inc.  
499 Col. Eileen Collins Blvd.  
Syracuse, New York 13212  
Phone: 315-455-2000  
Fax: 315-455-9667  
www.cscos.com

CERTIFICATE OF AUTHORIZATION # 0018122  
**60% DESIGN**  
NOT FOR  
CONSTRUCTION



**CITY OF SYRACUSE**  
**W. FAYETTE STREET PARKING LOT**  
**1711 WEST FAYETTE STREET**  
**SYRACUSE, NY 13204**

MARK	DATE	DESCRIPTION
------	------	-------------

REVISIONS	
PROJECT NO:	119.431.026
DATE:	JUNE 2025
DRAWN BY:	J. FERGUSON
DESIGNED BY:	M. MARCHEWKA
CHECKED BY:	W. PERRINE, P.E.

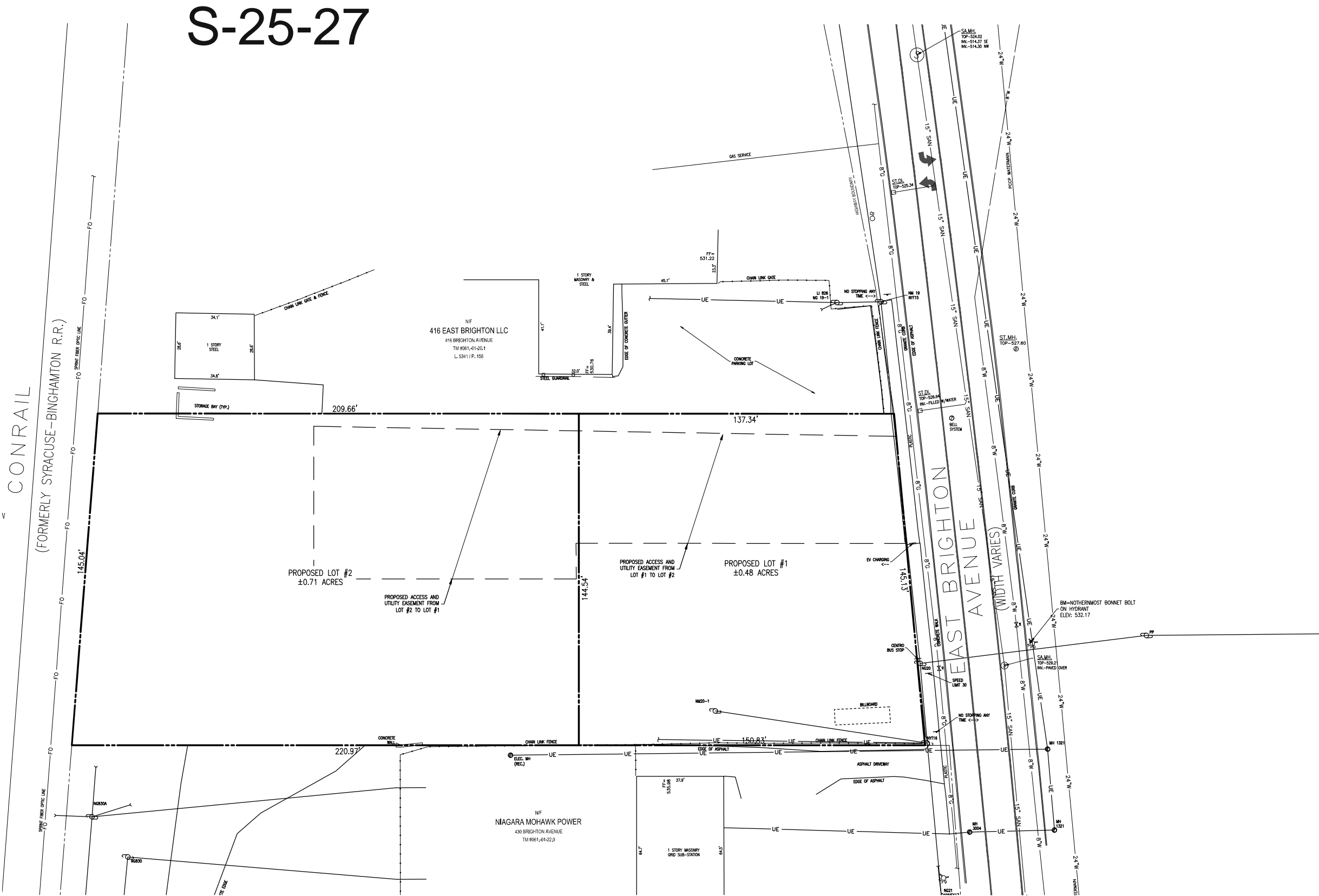
NO ALTERATION PERMITTED HEREON  
EXCEPT AS PROVIDED UNDER SECTION  
7209 SUBDIVISION 2 OF THE NEW YORK  
EDUCATION LAW

**GENERAL PLAN**

**CS-101**



\\BOX SYNC\426 A E BRIGHTON AVE-SYRACUSE,NY-SITE \CAD_426 E BRIGHTON AVE-SYRACUSE,NY C-X.X CIVIL SET.DWG



S-25-27

LOT SPLIT PLAN

SCALE: 1" = 20'

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426 E BRIGHTON AVE  
426 E BRIGHTON AVE  
SYRACUSE, NY 13210

PROJECT NUMBER:  
120-2821

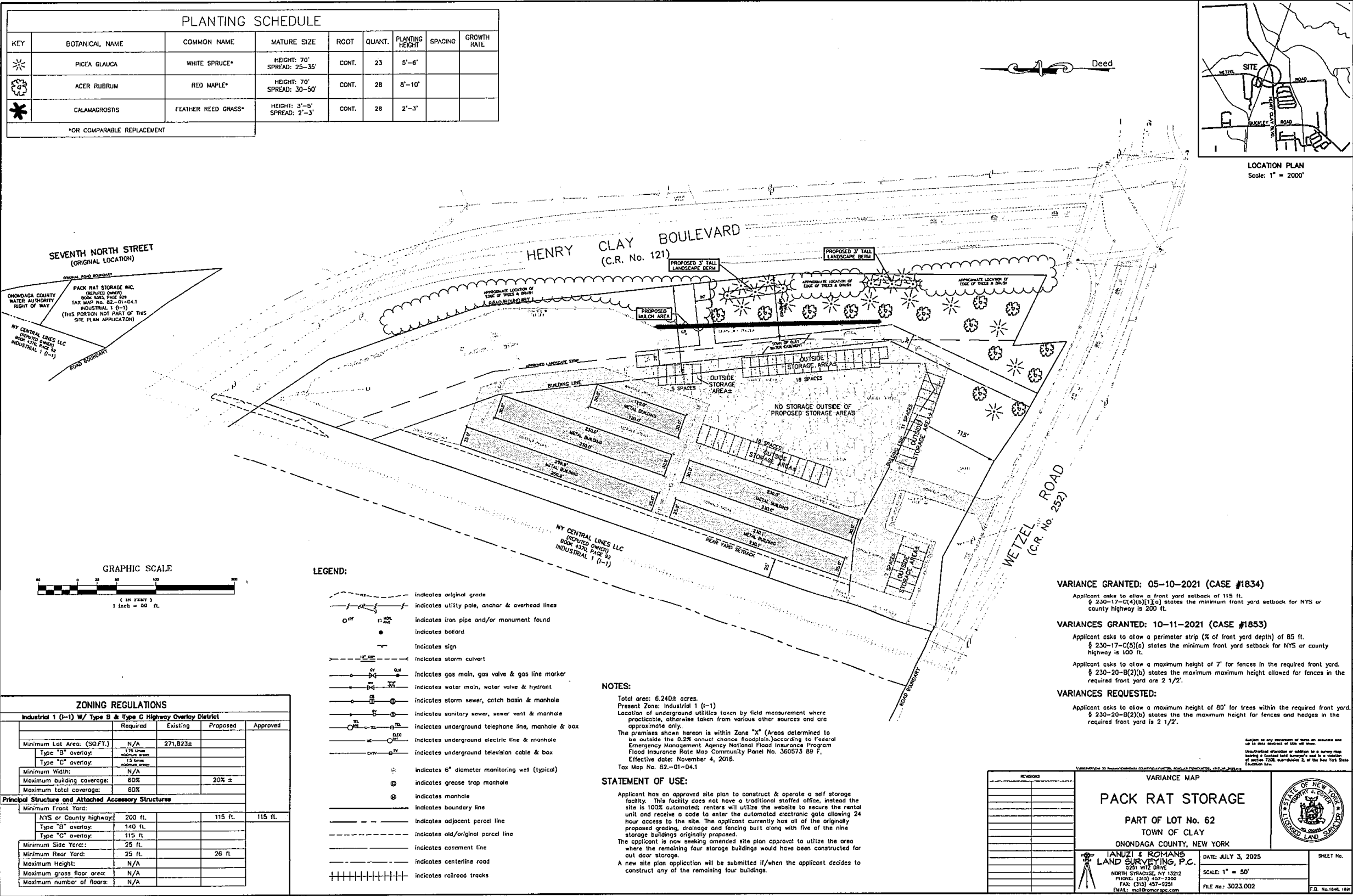
REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	01/17/25	IDV	DM	INTERCONNECTION LAYOUT

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

LS-1.0

LOT SPLIT PLAN





LEGEND:

- indicates original grade
- indicates utility pole, anchor & overhead lines
- 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 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road
- indicates railroad tracks

NOTES:

Total area: 6.240± acres.  
Present Zone: Industrial 1 (I-1)  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360573 89 F, Effective date: November 4, 2016.  
Tax Map No. 82--01-04.1

SITE PLAN NOTES:

Proposed storage buildings to be finished in a beige color with green roofs and white doors.  
No power/lighting available in renting units.  
No gas service proposed.  
No sanitary service proposed.  
Storage spaces in Outdoor Storage Area will not be stripped.  
Existing advertisements/signs posted on fence will be removed.  
Existing utility trailer with sign parked along Wetzel Road will be removed.

VARIANCE GRANTED: 05-10-2021 (CASE #1834)

Applicant asks to allow a front yard setback of 115 ft.  
§ 230-17-C(4)(b)[1][a] states the minimum front yard setback for NYS or county highway is 200 ft.

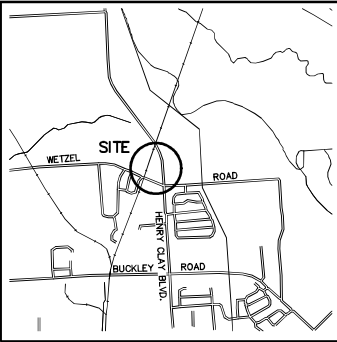
VARIANCES GRANTED: 10-11-2021 (CASE #1853)

Applicant asks to allow a perimeter strip (% of front yard depth) of 85 ft.  
§ 230-17-C(5)(a) states the minimum front yard setback for NYS or county highway is 100 ft.

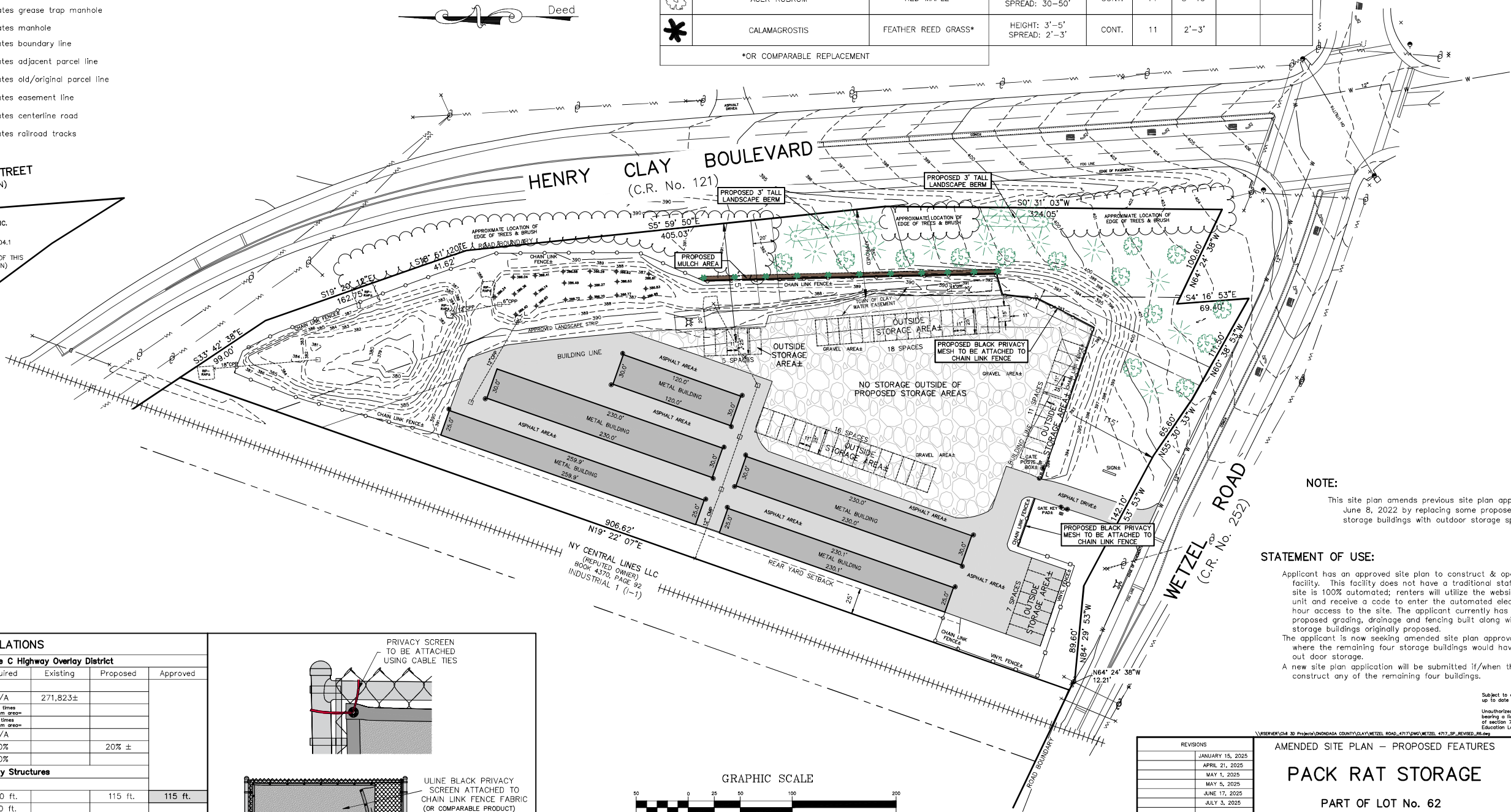
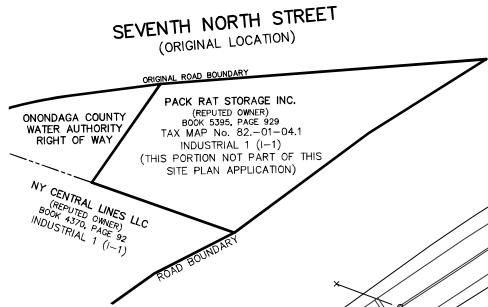
Applicant asks to allow a maximum height of 7' for fences in the required front yard.  
§ 230-20-B(2)(b) states the maximum maximum height allowed for fences in the required front yard are 2 1/2'.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	ROOT	QUANT.	PLANTING HEIGHT	SPACING	GROWTH RATE
	PICEA GLAUCA	WHITE SPRUCE*	HEIGHT: 70' SPREAD: 25-35'	CONT.	18	5'-6'		
	ACER RUBRUM	RED MAPLE*	HEIGHT: 70' SPREAD: 30-50'	CONT.	14	8'-10'		
	CALAMAGROSTIS	FEATHER REED GRASS*	HEIGHT: 3'-5' SPREAD: 2'-3'	CONT.	11	2'-3'		
*OR COMPARABLE REPLACEMENT								



LOCATION PLAN  
Scale: 1" = 2000'



NOTE:

This site plan amends previous site plan approved June 8, 2022 by replacing some proposed storage buildings with outdoor storage spaces.

STATEMENT OF USE:

Applicant has an approved site plan to construct & operate a self storage facility. This facility does not have a traditional staffed office, instead the site is 100% automated; renters will utilize the website to secure the rental unit and receive a code to enter the automated electronic gate allowing 24 hour access to the site. The applicant currently has all of the originally proposed grading, drainage and fencing built along with five of the nine storage buildings originally proposed.  
The applicant is now seeking amended site plan approval to utilize the area where the remaining four storage buildings would have been constructed for out door storage.  
A new site plan application will be submitted if/when the applicant decides to construct any of the remaining four buildings.

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.

\\SERVER\GIS\3D Projects\ONONDAGA COUNTY\CLAY\WETZEL ROAD-4777\DWG\WETZEL_4777-SP_REVISED_R0.dwg

REVISIONS	
JANUARY 15, 2025	
APRIL 21, 2025	
MAY 1, 2025	
MAY 5, 2025	
JUNE 17, 2025	
JULY 3, 2025	

AMENDED SITE PLAN - PROPOSED FEATURES

PACK RAT STORAGE

PART OF LOT No. 62  
TOWN OF CLAY  
ONONDAGA COUNTY, NEW YORK

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

DATE: SEPTEMBER 10, 2024

SCALE: 1" = 50'

FILE No.: 3023.002

SHEET No.

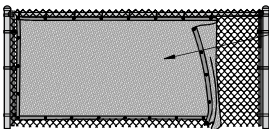
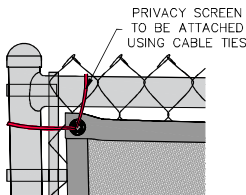
2

F.B. No.1646, 1691

ZONING REGULATIONS

Industrial 1 (I-1) W/ Type B & Type C Highway Overlay District

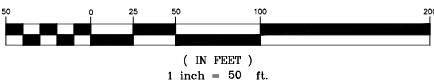
	Required	Existing	Proposed	Approved
Minimum Lot Area: (SQ.FT.)	N/A	271,823±		
Type "B" overlay:	1.75 times minimum area			
Type "C" overlay:	1.5 times minimum area			
Minimum Width:	N/A			
Maximum building coverage:	60%		20% ±	
Maximum total coverage:	80%			
Principal Structure and Attached Accessory Structures				
Minimum Front Yard:				115 ft.
NYS or County highway:	200 ft.		115 ft.	
Type "B" overlay:	140 ft.			
Type "C" overlay:	115 ft.			
Minimum Side Yard:	25 ft.			
Minimum Rear Yard:	25 ft.		26 ft	
Maximum Height:	N/A			
Maximum gross floor area:	N/A			
Maximum number of floors:	N/A			



PRIVACY MESH DETAIL  
(NOT TO SCALE)

ULINE BLACK PRIVACY SCREEN ATTACHED TO CHAIN LINK FENCE FABRIC (OR COMPARABLE PRODUCT)

GRAPHIC SCALE





Z-25-231



LEGEND

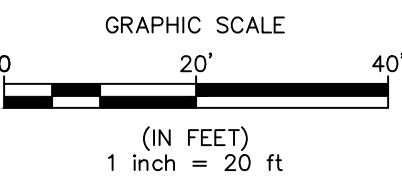
- PROPOSED GREEN SPACE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED REQUIRED SETBACKS
- PROPOSED PARKING SPACES

SITE CRITERIA CHECKLIST		
PROJECT SITE INFORMATION		
ADDRESS	3584 STATE ROUTE 31 ¹	
TAX MAP ID NO.	52-02-11.3	
BOUNDARY SURVEY	C.T. MALE ASSOCIATES	
TOTAL SITE AREA	1.3 ACRES	
LAND USE	BANK/CREDIT UNION WITH DRIVE-IN SERVICE ²	
BUILDING SIZE	3,200 SF	
ZONING INFORMATION		
ZONING DISTRICT	REGIONAL COMMERCIAL-1 (RC-1) INDIVIDUAL LOT STANDARDS §230-16(5)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	35' MAX.	<35'
MIN. LOT AREA	N/A	1.3 ACRES
MIN. LOT DEPTH	N/A	—
LOT COVERAGE, BLDG.	N/A	—
LOT COVERAGE, TOTAL	100%	<100%
BUILDING SETBACK (ROUTE 31 HIGHWAY SETBACK) ¹	165' FROM CENTERLINE OF ROUTE 31	129' ³
REAR YARD SETBACK	0'	87'
SIDE YARD SETBACK	0'	66'
PARKING SETBACK (ROUTE 31 HIGHWAY SETBACK) ¹	90' FROM CENTERLINE OF ROUTE 31	98'
PARKING DIMENSIONS	9.5'x20'	9.5'x20' MIN.
PARKING AISLE WIDTH	20'	22' MIN.
PARKING SPACES	RETAIL SERVICES SITE, <15,000 SQ FT: 6 SPACES / 1,000 SF OF FLOOR SPACE = 19	31
SIGNAGE		2nd SIGN ³
OTHER NOTES		
¹ HIGHWAY OVERLAY ZONE (ROUTE 31) §230-19		
² TOWN BOARD SPECIAL PERMIT APPROVAL REQUIRED		
³ TOWN ZONING BOARD OF APPEALS ACTION REQUIRED		



1 FREESTANDING SIGN - 25.0 SF  
SCALE: NTS

SIGN BY:  
**Signarama**  
Syracuse  
Phone: 315.446.9420 Fax: 315.446.9418  
102 Headson Drive, Syracuse, NY 13214  
signaramasyr@verizon.net



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THE STATE OF NEW YORK.

PROJECT TITLE: **NORTHERN CREDIT UNION**  
**3584 NY ROUTE 31**  
**CLAY, NY 13041**  
ONONDAGA CO., NEW YORK

PREPARED FOR: **NORTHERN CREDIT UNION**  
120 FACTORY STREET  
WATERTOWN, NY 13601

SHEET TITLE: **SKETCH PLAN**

NO.	REVISION/ISSUE	DATE

PREPARED BY: **NAPIERALA CONSULTING**  
PROFESSIONAL ENGINEER, P.E.  
SHEILA • DESIGN • ENGINEERING  
110 FAYETTE STREET  
MANLIUS, NEW YORK 13104  
email: MN.AP@NAPCON.COM  
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET: **SK-13**

PROJECT NO: **25-2352**

DATE: **16 JULY 2025**

SCALE: **1"=20'**

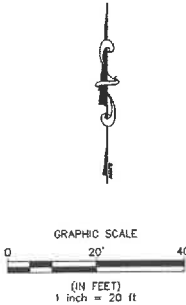




SITE CRITERIA CHECKLIST	
<b>PROJECT SITE INFORMATION</b>	
ADDRESS	600 W MANLIUS STREET
TAX MAP ID NO.	004-01-01.0
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM COUNTY TAX MAPS
TOTAL SITE AREA	1.24 ACRES
LAND USE	MIXED USE
BUILDING SIZE	19,600 SF
<b>ZONING INFORMATION</b>	
ZONING DISTRICT	MAIN STREET
REQUIRED PARKING	ASSUME 4 SPOTS/1000SF - 157
PROVIDED PARKING	
ONSITE LOT	52
OFFSITE LOT- COMMON OWNER	51
STREET PARKING- HIGHLAND AVE	20
STREET PARKING- W YATES ST	4
TOTAL	127
<b>PARKING DIMENSIONS</b>	
PARKING AISLE WIDTH	20'

Z-25-232

PRELIMINARY  
FOR PLANNING PURPOSES ONLY,  
NOT FOR CONSTRUCTION.



PROJECT TITLE:  
**600 WEST MANLIUS STREET**  
VILLAGE OF EAST SYRACUSE ONONDAGA CO., NEW YORK  
PREPARED FOR:  
IMPERIAL 300 LLC  
4500 FEWTER LANE  
MANLIUS, NY 13104

SHEET TITLE:  
**LAYOUT PLAN**

NO.	REVISION/ISSUE	DATE
1	JULY RESUBMITTAL	07/07/25

PREPARED BY:  
**NAPIERALA CONSULTING**  
PROFESSIONAL ENGINEER, P.E.  
SITE • DESIGN • ENGINEERING  
110 EVANETTE STREET  
MANLIUS, NY 13104  
email: MN/AP@NAPCON.COM  
PH: (315) 682-5380 FAX: (315) 682-5544

PROJECT NO.  
**25-2358**  
DATE  
**02 JUNE 2025**  
SCALE  
**1"=20'**

SHEET  
**C-1**



Z-25-232  
from (Z-25-189)

PROJECT TITLE:  
**600 WEST MANLIUS STREET**  
VILLAGE OF EAST SYRACUSE ONONDAGA CO., NEW YORK

PREPARED FOR:  
**IMPERIAL 300 LLC**  
4800 REWETER LANE  
MANLIUS, NY 13104

## LAYOUT PLAN

[illegible]

**PREPARED BY:**

**NAPIERALA**  
**CONSULTING**  
PROFESSIONAL ENGINEER, P.C.  
SITE • DESIGN • ENGINEERING  
110 FAYETTE STREET  
MANHASSET, NEW YORK 11040  
email: [NNAPC@NAPCON.COM](mailto:NNAPC@NAPCON.COM)  
PH: (516) 682-5580 FAX: (516) 682-5544

PLAN SEAL BY:  
MATTHEW R. NAPIERALA, P.E.,  
NYS REGISTRATION # 068733

PROJECT NO. 25-2358

DATE 02 JUNE 2025

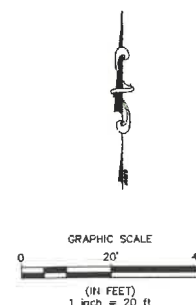
SCALE  
1"=20'

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133MG

C-1

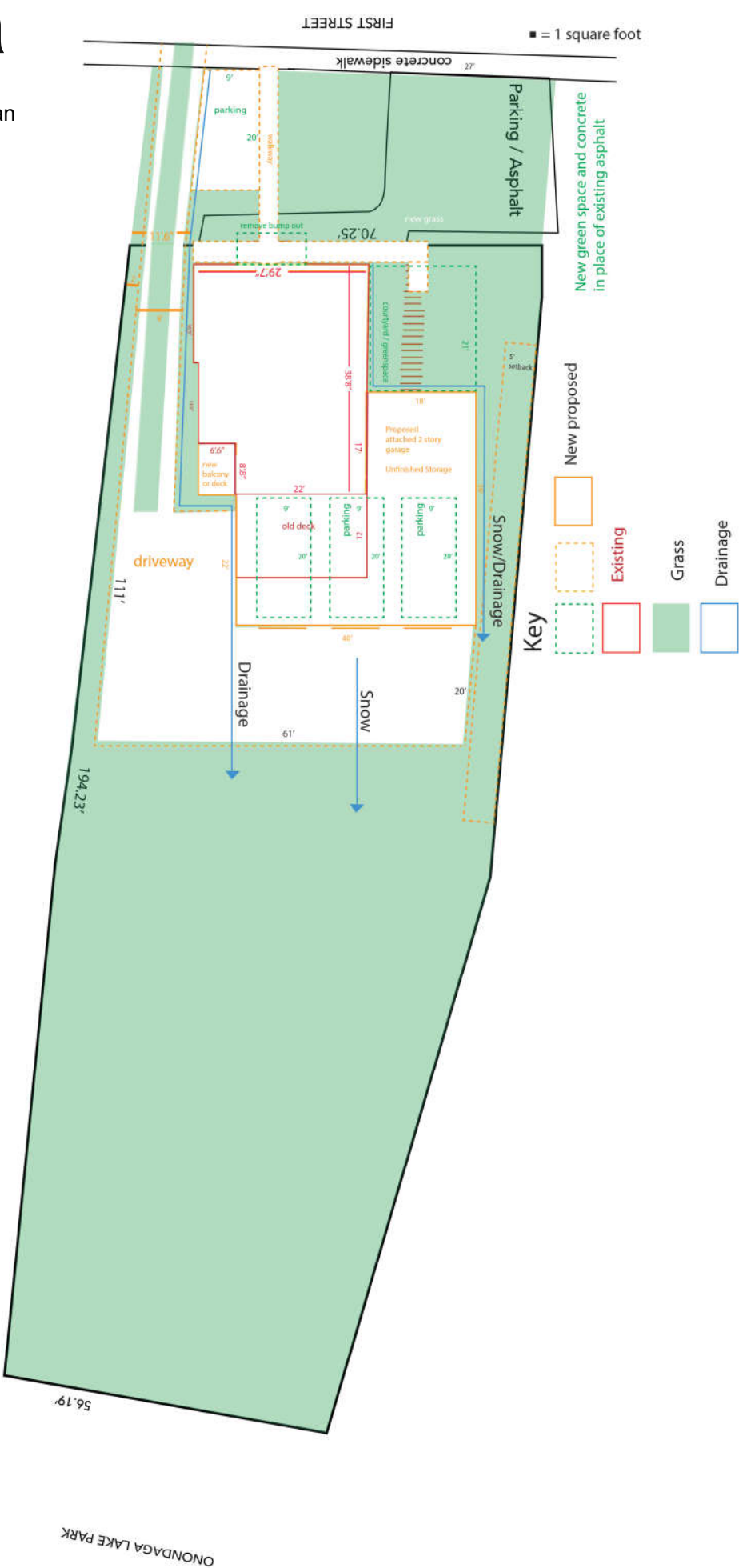
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# Z-25-237a

1st Story Garage  
Ground Level Floorplan





**New proposed back exterior**



**Z-25-237b**

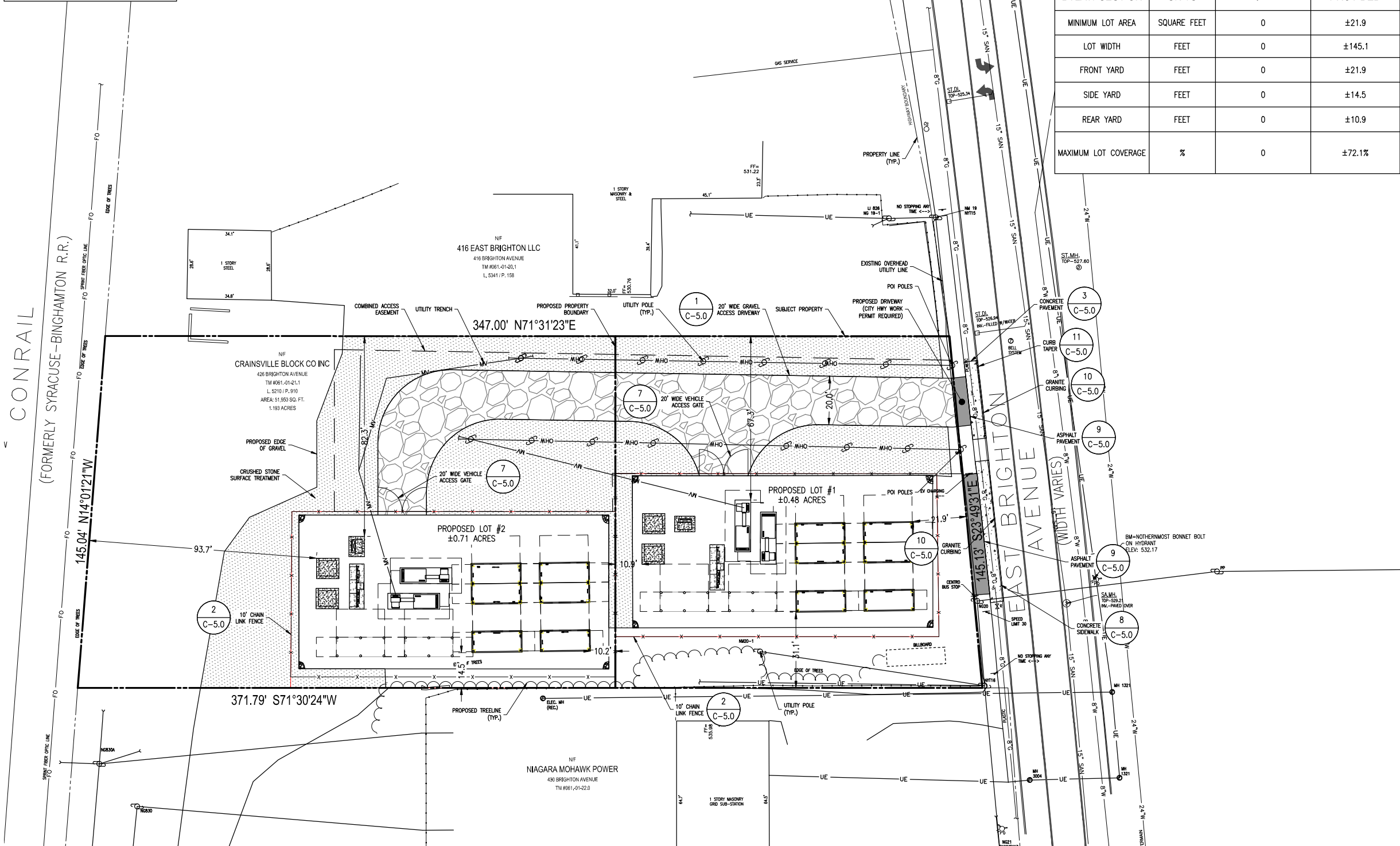


\\BOV-SYN\CAD_426 E BRIGHTON AVE-SYRACUSE,NY_C-X.X_CIVIL_SET.DWG

LEGEND

APPLY CRUSHED  
STONE PER  
DETAIL 1/C-5.0

Z-25-242



ZONING SUMMARY TABLE				
PARCEL NUMBER(S): 061-01-21.1				
ZONING DISTRICT:				
BYLAW SECTION	UNITS	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	SQUARE FEET	0	±21.9	ZONE CM: NO MINIMUM LOT AREA
LOT WIDTH	FEET	0	±145.1	ZONE CM: NO MINIMUM LOT WIDTH
FRONT YARD	FEET	0	±21.9	ZONE CM: NO MINIMUM SETBACKS
SIDE YARD	FEET	0	±14.5	ZONE CM: NO MINIMUM SETBACKS
REAR YARD	FEET	0	±10.9	ZONE CM: NO MINIMUM SETBACKS
MAXIMUM LOT COVERAGE	%	0	±72.1%	ZONE CM: UP TO 100% COVERAGE FOR ANY PERMITTED USE



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LOWELL, MA 01851  
PHONE: (800) 818-5249  
FAX: (980) 478-8991  
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426 E BRIGHTON AVE  
426 E BRIGHTON AVE  
SYRACUSE, NY 13210

PROJECT NUMBER:  
120-2821

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	01/17/25	IDV	DM	INTERCONNECTION LAYOUT

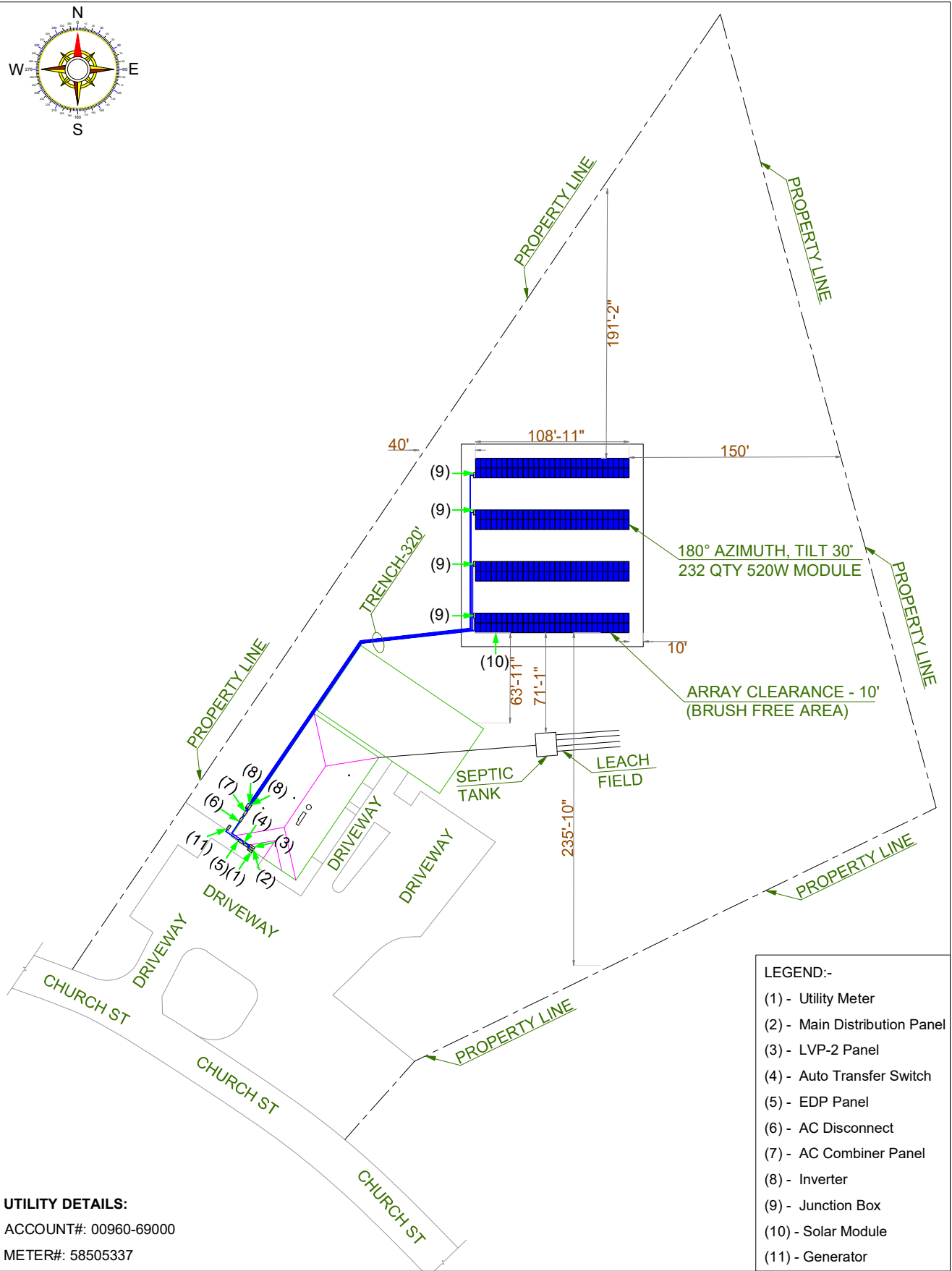
SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

C-3.0  
LAYOUT AND MATERIALS  
PLAN





PROPERTY MAP



PROPERTY LAYOUT

INSTALLER:  
NEXT GENERATION SOLAR, LLC  
8512 OSWEGO RD,  
BALDWINVILLE, NY 13027

OWNER:  
MEALS ON WHEELS  
413 CHURCH ST,  
NORTH SYRACUSE, NY 13212

DESIGNED BY

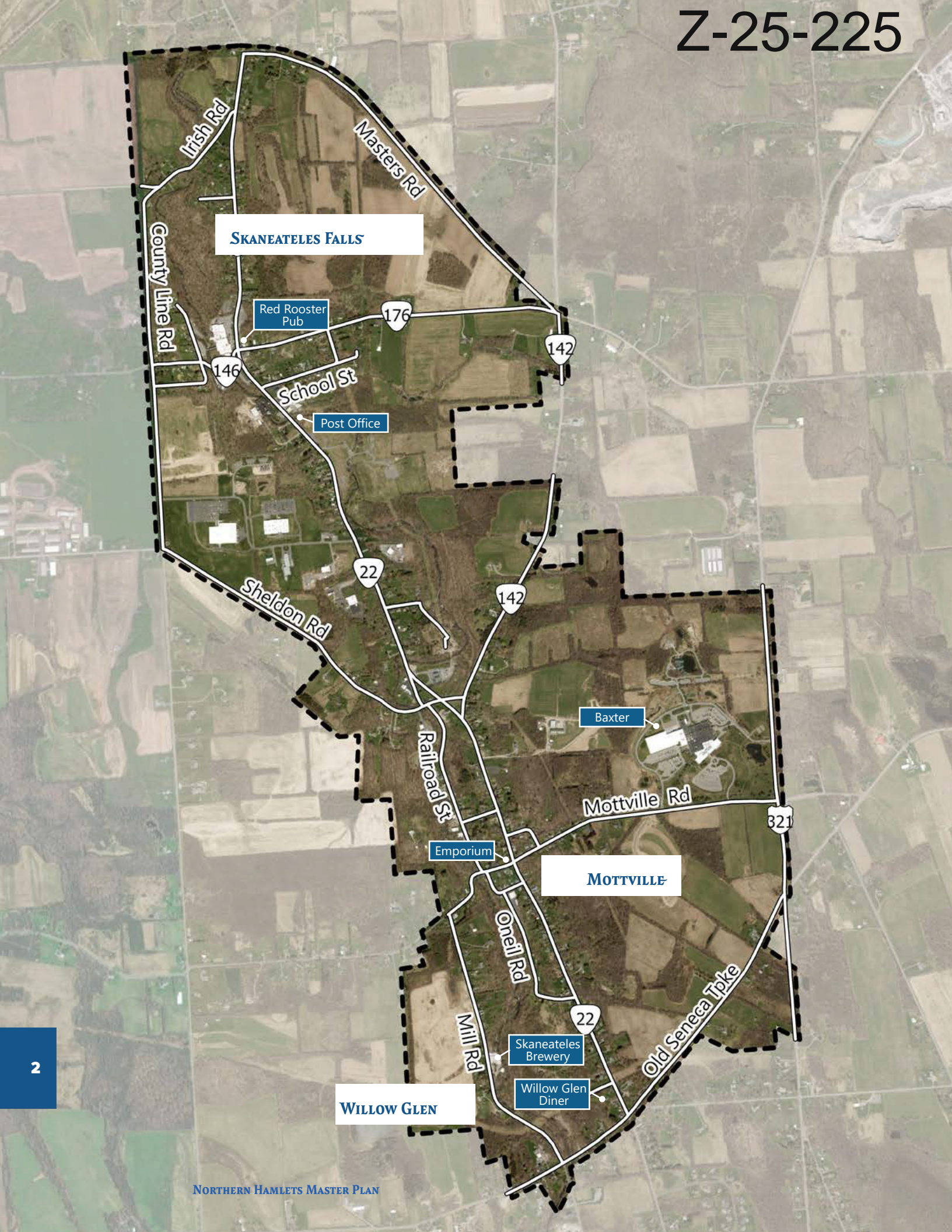


REV	DRAWN	CHK'D	BY	BY	DATE
00	VP	AD			07.30.24
03	JP	AD			03.04.25
04	VP	AD			03.06.25
06	KK	AD			05.14.25

Job ID / R NGS-24-09/06

Sheet No	PV-01
Page No	03 of 24





## SKANEATELES FALLS

Red Rooster Pub

Post Office

Baxter

Emporium

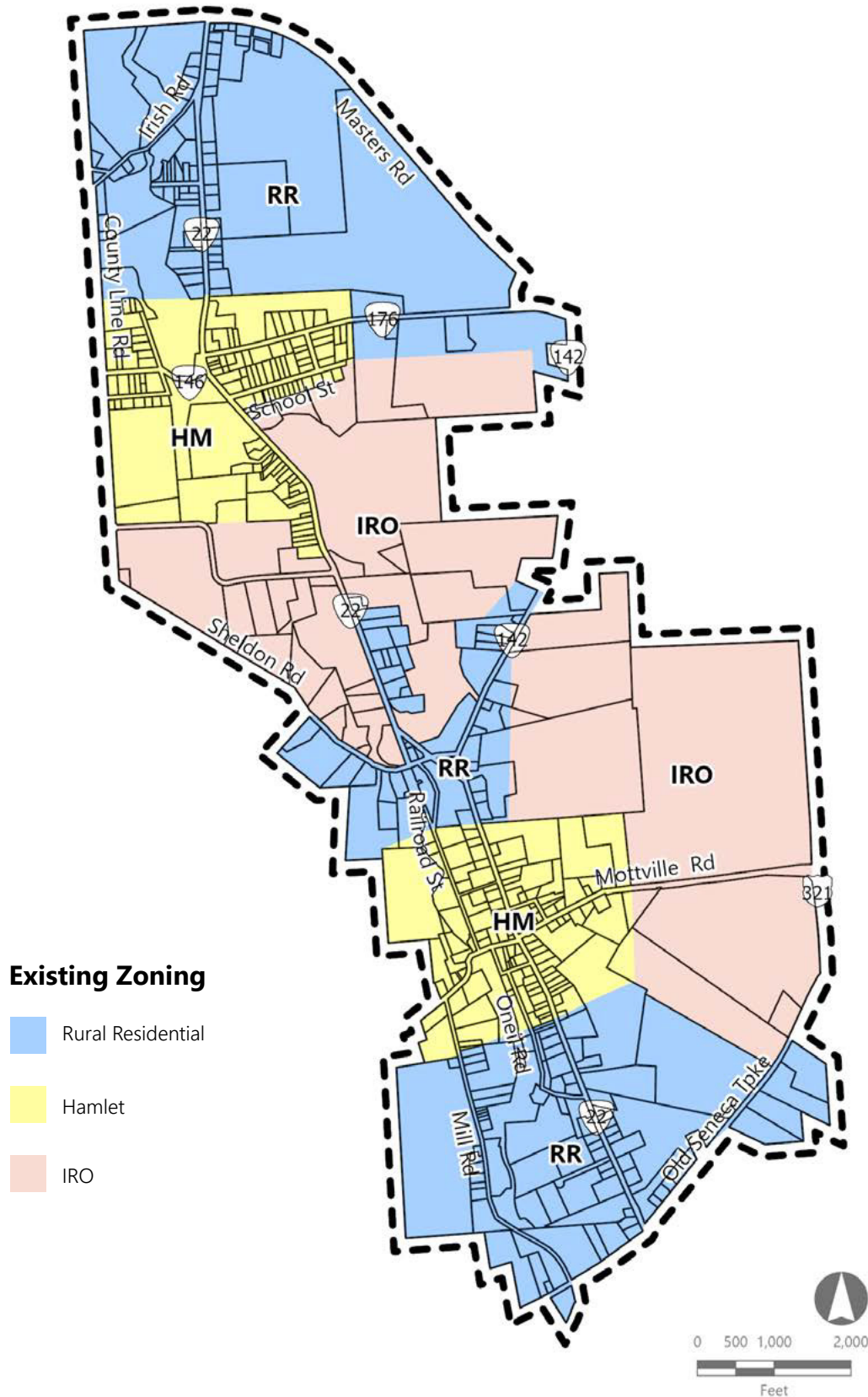
## MOTTVILLE

Skaneateles Brewery

Willow Glen Diner

## WILLOW GLEN

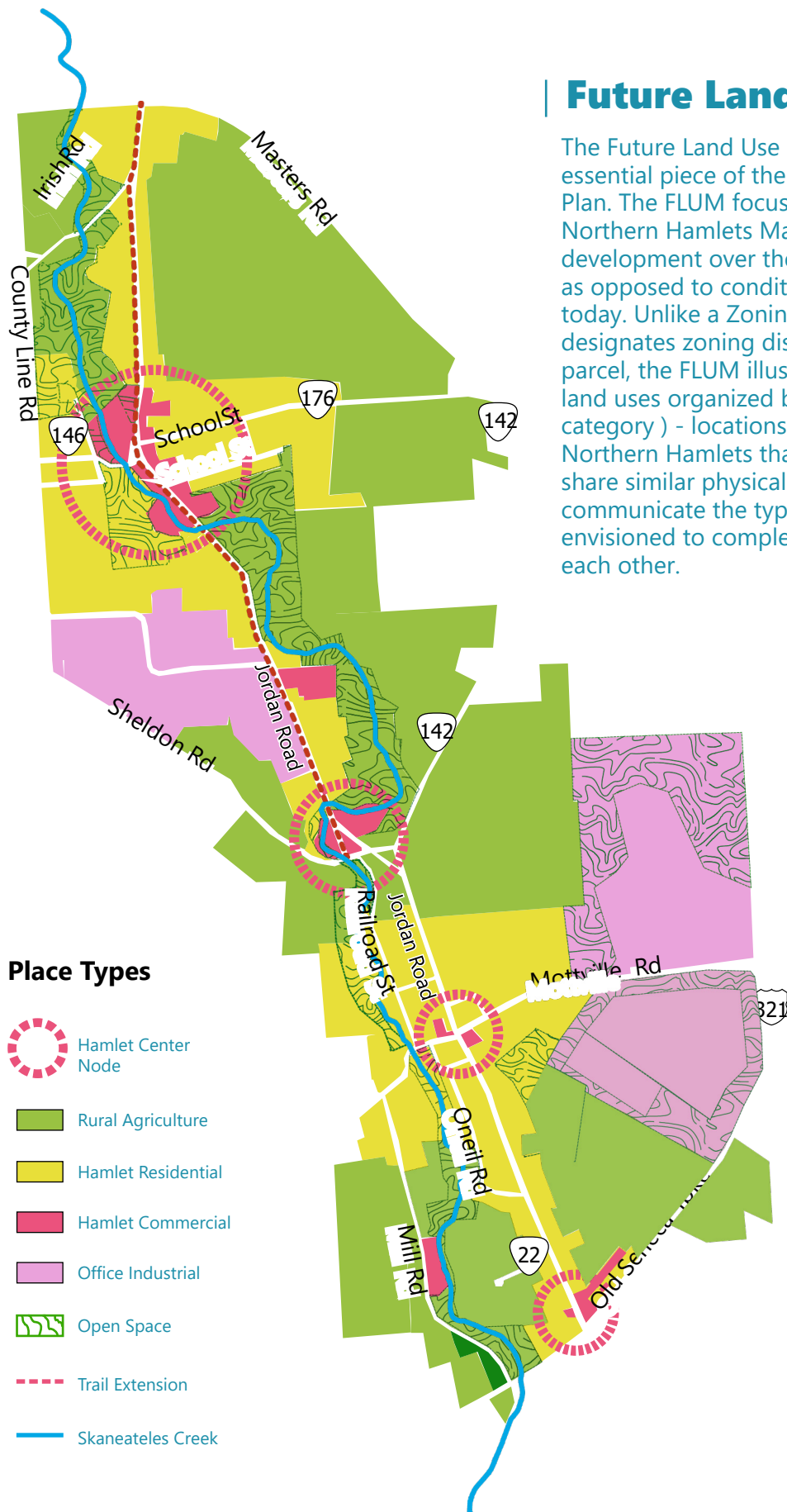




Source: Derived from Town of Skaneateles Zoning Map

## Future Land Use Map

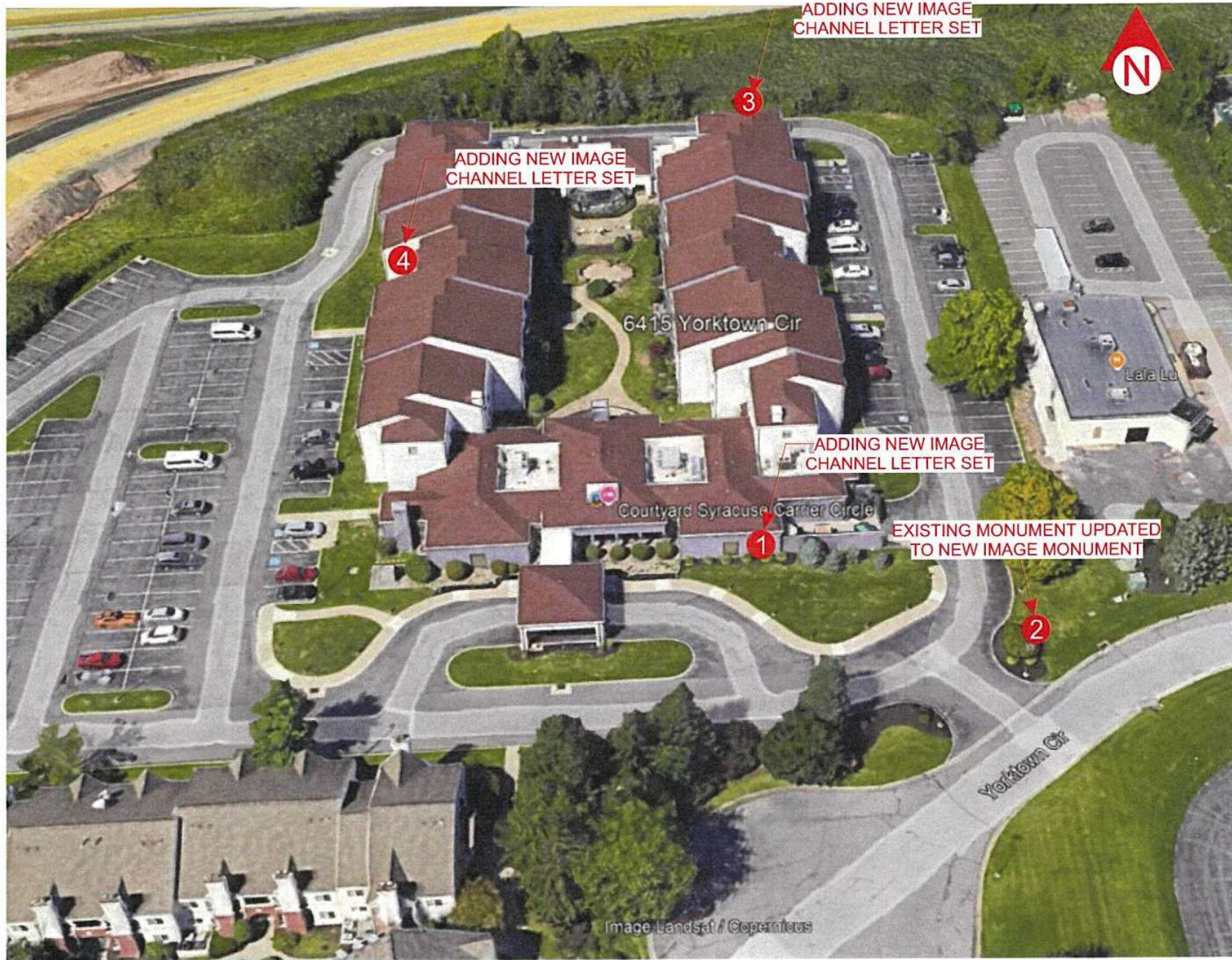
The Future Land Use Map (FLUM) is an essential piece of the Future Land Use Plan. The FLUM focuses on how the Northern Hamlets Master Plan envisions development over the next 10-20 years, as opposed to conditions as they exist today. Unlike a Zoning Map which designates zoning districts for every parcel, the FLUM illustrates a variety of land uses organized by **Place Type** (i.e., category) - locations within the Northern Hamlets that are intended to share similar physical characteristics and communicate the type of development envisioned to complement and support each other.



# Z-25-225



SITE PLAN



COURTYARD  
BY MARRIOTT

6415 YORKTOWN CIR  
EAST SYRACUSE, NY 13057

EXISTING SIGNS:

- 1 NO EXISTING SIGNS
- 2 3'-7" X 5'-7 7/8" MONUMENT
- 3 WALL SIGN
- 4 WALL SIGN

PROPOSED SIGNS:

- 1 16" CHANNEL LETTER SET
- 2 2'-6" X 8'-5 1/8" MONUMENT AT 5'-0" OAH
- 3 18" CHANNEL LETTERS
- 4 CUSTOM 14" CHANNEL LETTERS



CAFE & SANDWICH SHOP  
207 WATER STREET E  
SYRACUSE, NY 13202

PROPERTY INFORMATION

TAX ID: 103-16-06.1

ZONING: COM-1

LOT SIZE: 165.02'X59.47'

UTILITIES: GAS & ELEC.

SEWER: COMM/PUBLIC

EFFECTIVE YEAR BUILT: 2012

OWNER: GRANGE REALTY ASSOCIATES, LLC

GROSS SF: 6,960

SEWER: COMM/PUBLIC

SCOPE OF WORK

TENANT FIT-OUT OF CAFE AND SANDWICH SHOP (1620 SF) IN EXISTING BUSINESS OCCUPANCY CLASS SPACE.

EXISTING BUILDING

SPRINKLER: 100%  
PARTY WALL: EXISTING 2-HOUR

CODE INFORMATION

APPLICABLE CODES:  
2020 BUILDING CODE OF NEW YORK STATE / 2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL ELECTRICAL CODE  
2017 ICC / ANSI A117.1

PROJECT TYPE:  
ALTERATION - LEVEL 2

2020 EXISTING BUILDING CODE OF NEW YORK STATE, SECTION 603 - ALTERATION - LEVEL 2 (CHAPTERS 7 & 8)  
702.6 - ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIRED BY IBC

2020 BUILDING CODE OF NEW YORK STATE, OCCUPANCY CLASSIFICATION - GROUP B BUSINESS

REQUIRED SEPARATION BETWEEN CAFE & OFFICE (TABLE 508.4) - NO SEPARATION REQUIRED

INTERIOR WALL AND FINISH CEILING FINISH FLAME SPREAD REQUIREMENT (SECTION 803.13) - B OCCUPANCY  
EXIT ENCLOSURE & PASSAGE - A  
CORRIDORS - B  
ROOMS & ENCLOSED SPACES - C

OCCUPANT LOAD (TABLE 1004.5)  
245 SF ACCESSORY SPACE / 300 GROSS = 1  
190 SF STAFF ROOM / 100 SF GROSS = 2  
204 SF SERVICE COUNTER / 100 SF GROSS = 3  
360 SF SEATING AREA EXCLUDING CIRCULATION / 15 SF NET = 24  
TOTAL CALCULATED OCCUPANT LOAD: 30  
DESIGN OCCUPANT LOAD = 25 BASED ON LIMITED USE AND SEATING AREAS, IBC 1004.5 EXCEPTION, POST MAXIMUM OCCUPANCY SIGN.

EGRESS WIDTH (1005.3)  
EXIT DOORS - 2 INCHES PER OCCUPANT

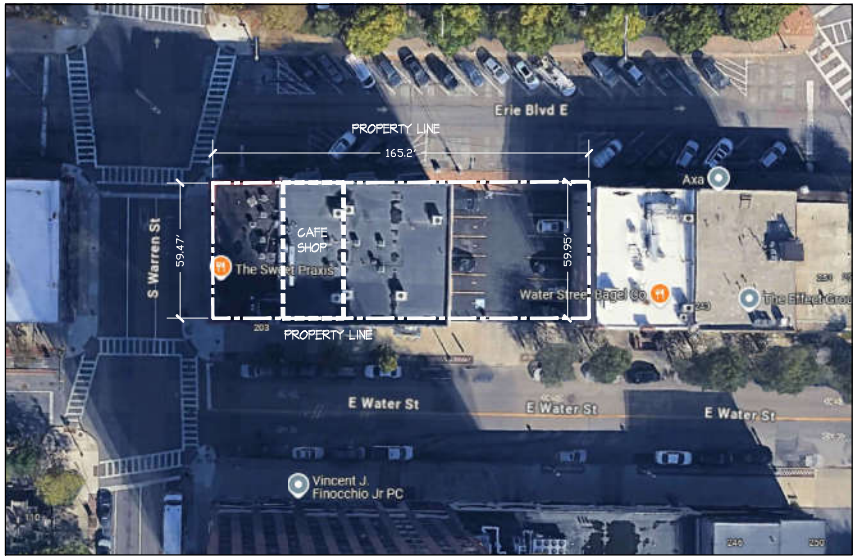
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE - 75' (100' WHERE OCCUPANT LOAD IS UNDER 30)

EXIT ACCESS TRAVEL DISTANCE (1017.2) - 300' WITH SPRINKLER (BUSINESS)

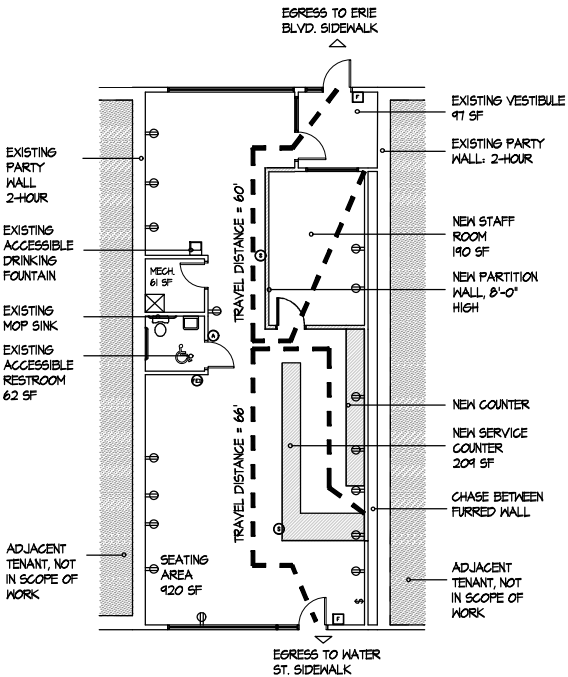
VERTICAL EXIT ENCLOSURES (1023.2)  
1 HOUR WHEN CONNECTING LESS THAN 4 STORIES (EXISTING)

PLUMBING FIXTURE COUNT (TABLE 403.1 PLUMBING CODE OF NEW YORK STATE)  
MINIMUM OF 1 REQUIRED, EXISTING BATHROOM COMPLY.

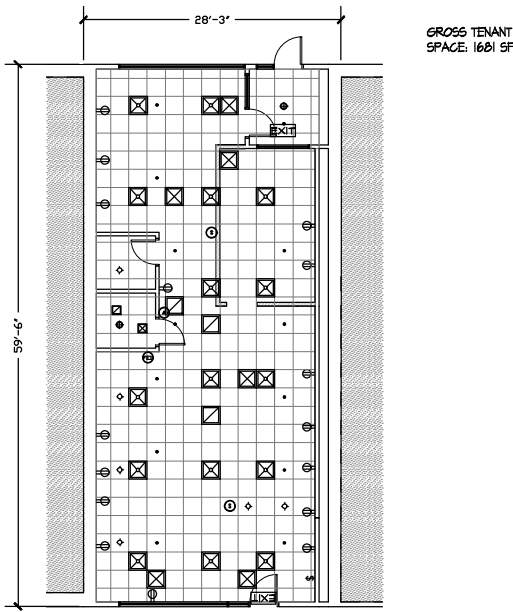
FIRE ALARM AND DETECTION SYSTEMS (901 FIRE CODE OF NEW YORK STATE)  
GROUP B - SMOKE DETECTION NOT REQUIRED - WILL MAINTAIN EXISTING SMOKE DETECTOR LOCATIONS



1 PLOT PLAN  
1/32 IN = 1 FT



2 FLOOR PLAN - CODE REVIEW  
1/8 IN = 1 FT



3 REFLECTED CEILING PLAN - CODE REVIEW  
1/8 IN = 1 FT

ARCHITECT OF RECORD:  
MANHATTAN RD  
SYRACUSE, NY 13212  
MAILHUB@GMAIL.COM

ARCHITECT'S STAMP:



CONSULTANT'S STAMP:

PROJECT:  
CAFE & SANDWICH SHOP  
TENANT BUILD OUT  
207 WATER STREET E  
SYRACUSE, NY 13202

PROJECT NUMBER:  
202503

DATE:  
7/10/2025

SCALE:  
AS SHOWN

DRAWN BY:

SHEET TITLE:

TITLE PAGE &  
CODE REVIEW

SHEET NUMBER:

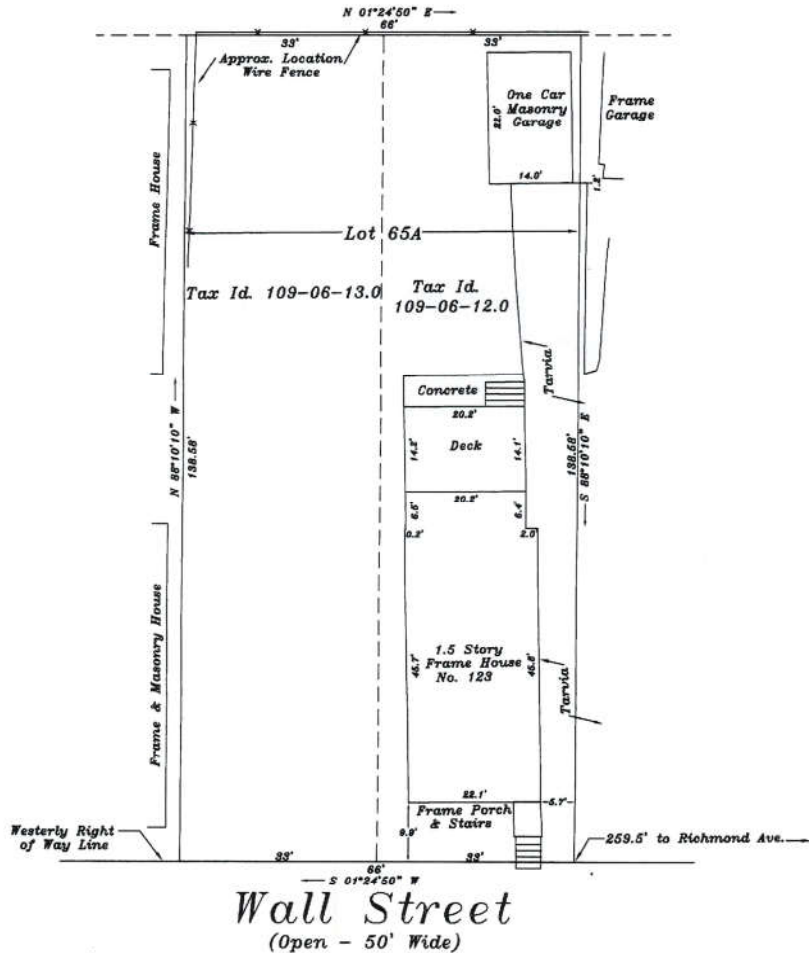
A01

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# S-25-26



Site Vicinity Locator  
(not to scale)



## Approvals

Wall Street  
(Open - 50' Wide)

## Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 65A Area = 9146 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Jones

Date of Fieldwork: 06-30-25  
Tax Id#: 109-06-12 & 13  
Deed: 2024/14180 & 5335/194  
Abstract: Not Provided

## *Proposed Only*

<b>Michael J. McCully</b> Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034		Proposed Resubdivision on Lots 65 & 67 of the Pierson Tract To be New Lot 65A.
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 123 Wall Street, City of Syracuse, County of Onondaga, State of New York
M.J. McCully NYSLS 050696		Drawn by: PFOB Scale: 1" = 20'
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2025, Michael J. McCully Land Surveying, all rights reserved.		Date(s): 07-03-25



# Z-25-230

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINA WOOD DESIGN is prohibited. WARNING: It is a violation of article 145 of the Vehicle and Traffic Law of the State of New York to use any drawing or specification for any project without the express written consent of the engineer or architect who prepared the drawing or specification. The user of these documents shall be responsible for the accuracy of the information contained herein and for the consequences of any error or omission. The user of these documents shall be responsible for the accuracy of the information contained herein and for the consequences of any error or omission.

CARMINA WOOD DESIGN

Site Data		
SITE AREA = 0.80 AC		
ZONED: B - BUSINESS		
USE: RENOVATION OF EXISTING 3,343 SF RESTAURANT BUILDING WITH ASSOCIATED SITE IMPROVEMENTS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	35 FT	29.2' "
SIDE	9 FT	10.8' MIN. "
REAR	20 FT	39.9' MIN. "
PARKING		
TOTAL VEHICLE SPACES	62	49 *
BICYCLE	N/A	4
MAX. BUILDING COVERAGE (30%)	0.24 AC	10% (0.08 AC)
MAX. LOT COVERAGE (80%)	0.64 AC	72.5% (0.58 AC)

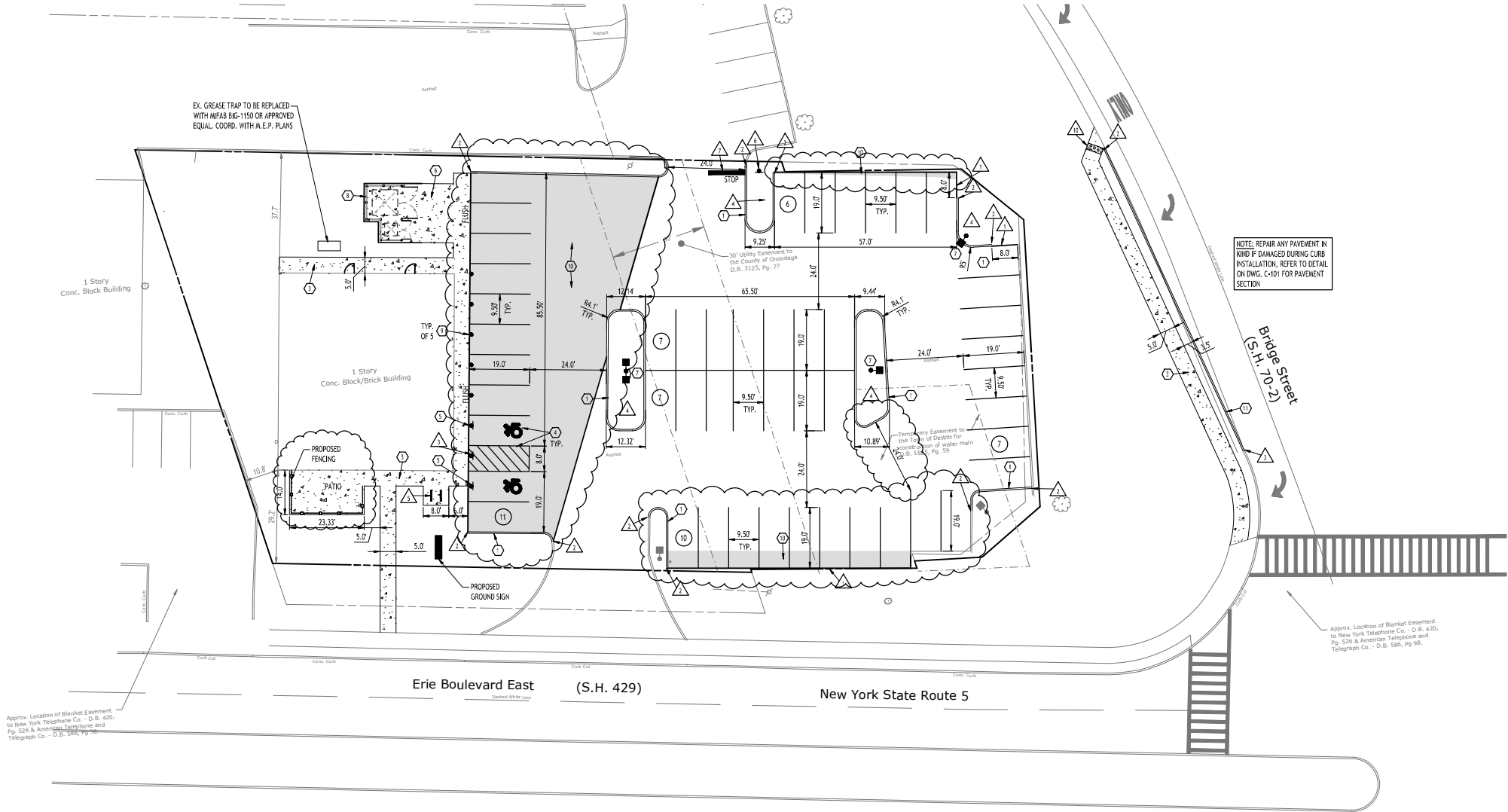
*VARIANCE REQUIRED

**EXISTING CONDITION

PARKING CALCULATION

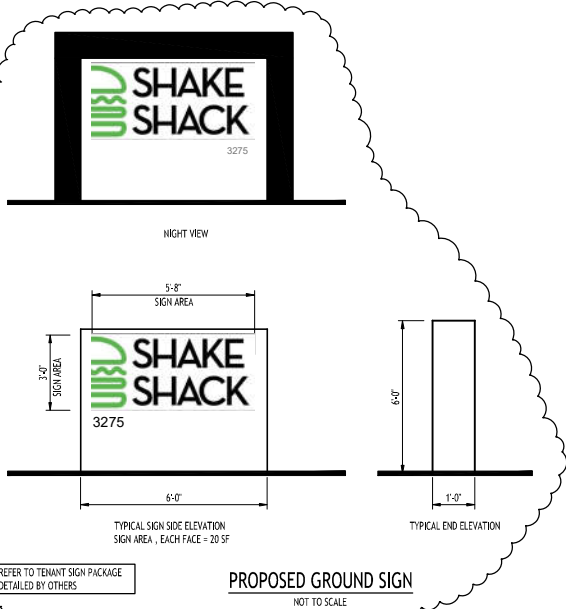
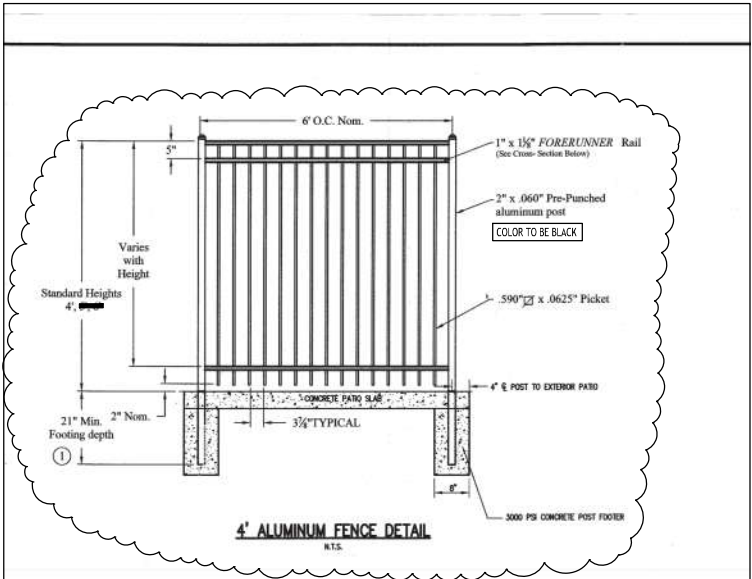
RESTAURANT:  
1 SPACE PER 60 SF OF GROSS FLOOR AREA  
3,343 SF / 60 = 55.7 = 56 SPACES REQ'D

PATIO:  
1 SPACE PER 60 SF OF PATIO  
326 SF / 60 = 5.4 = 6 SPACES REQ'D



## Site Plan

SCALE: 1"=20'



### DETAIL LEGEND

- 1 GRANITE CURB
- 2 90° PARKING STALL
- 3 CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- 4 HANDICAPPED PARKING MARKINGS
- 5 HANDICAPPED PARKING SIGN
- 6 EXTERIOR CONCRETE SLAB ON GRADE
- 7 LIGHT POLE FOUNDATION
- 8 DUMPSTER ENCLOSURE
- 9 REE BOLLARD
- 10 STANDARD DUTY ASPHALT PAVEMENT
- 11 NYSDOT GRANITE CURB

### NOTE LEGEND

- 1 EDGE OF PAVEMENT
- 2 RINOUT CURB IN 2' OR MATCH EXISTING CURB
- 3 INSTALL "NO PARKING" SIGN, ALU.T.C.D. SIGN NO. R7-1C
- 4 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 5 DECORATIVE BRICK BACK, DETAILED BY OTHERS
- 6 INSTALL "STOP" SIGN, ALU.T.C.D. SIGN NO. R1-1
- 7 INSTALL 18" WIDE WHITE PAVEMENT STRIBE "STOP BAR"
- 8 DUMPSTER ENCLOSURE, DETAILED BY OTHERS REFER TO DWG. C-101
- 9 PATIO RAILING, DETAILED BY OTHERS
- 10 CAST IRON DETECTABLE WARNING STOP (NYSDOT ITEM # WER.2100003)

### SITE NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

### GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURERS RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THE WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ONONDAGA, AND TOWN OF DEWITT ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
- ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM #10.1402 TOPSOIL - ROADSIDE AND ITEM #10.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

### SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PVD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro

Shake Shack

3275 Erie Blvd East  
Dewitt, NY

REVISIONS:	No.	Description	Date
	1	Rev. per Town comments	4/20/24
	2	Rev. per Town comments	5/16/24
	3	Rev. per Town comments	5/22/24
	4	Rev. per Town comments	12/16/24
	5	Rev. per Town comments	12/17/24
	6	Rev. per NYSDOT comments	3/18/25
	7	Rev. per Owner comments	4/1/25
	8	Rev. per Owner comments	5/29/25
	9	Rev. per site coord notes	7/1/25



DRAWING NAME:

Site Plan

Date:

3/28/24

Drawn By:

P. Sheedy

Scale:

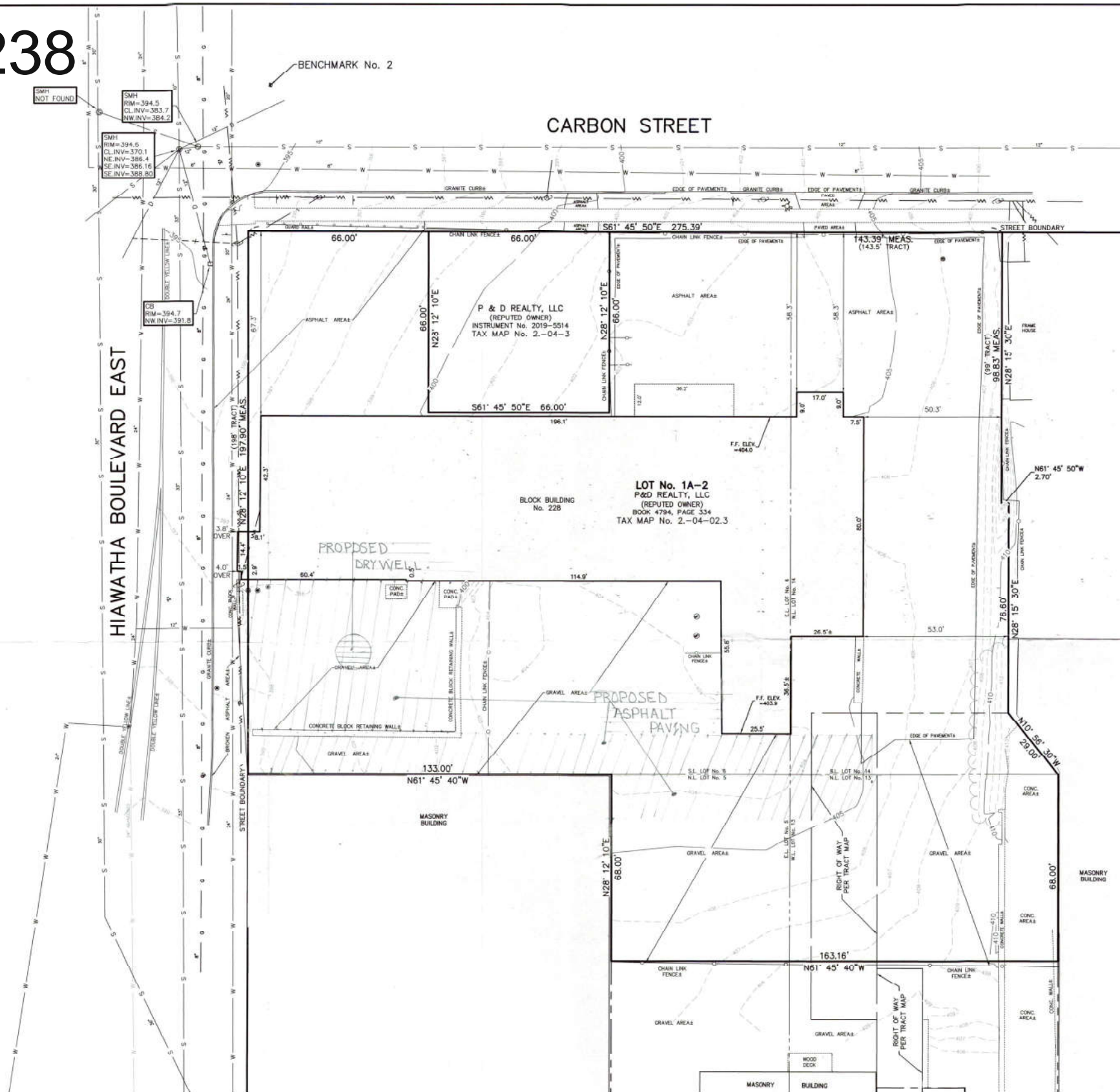
As Noted

DRAWING NO.

C-100

Project No: 24-0027

**Z-25-238**



BENCHMARK No. 1 _____



## TRACT MAP

BY: CHRISTOPHERSON LAND SURVEYING  
FILED: MARCH 12, 2018  
MAP No. 12543









**LOCATION PLAN**  
Scale: 1" = 2000'

**BENCHMARKS:**

BENCHMARK NO. 1 - HYDRANT @ NW CORNER CARBON/WOLF  
FLANGE BOLT UNDER "L" IN "VALVE"  
ELEV. = 414.30

BENCHMARK NO. 2 - HYDRANT @ NE CORNER CARBON/HIAWATHA  
FLANGE BOLT UNDER "VE" IN "VALVE"  
ELEV. = 396.85



LEGEND:

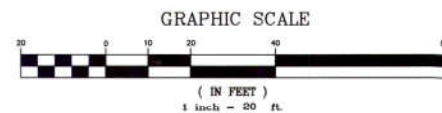
-  LS indicates light stand  
 indicates utility pole, anchor & overhead lines  
 PF  
 MON. IND. indicates iron pipe and/or monument found  
 indicates bollard  
 indicates sign

NOTES:

Total area: 1.516± acres (66,054± sq.ft.)  
Present Zone: MX-3 Mixed-Use Transition  
Elevations referred to NAVD 88.  
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. Ianuzi & 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 herein is within Zone "X" (Areas determined to be outside the 100-year floodplain and located in the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, Effective date: November 4, 2016,  
Tax Map Nos. 2.-04-02.3 & 03

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.

REVISIONS	TOPOGRAPHIC SURVEY 228 HIAWATHA BLVD. E. & 1317 CARBON STREET NEW LOT 1A-2 <b>SCHMID SUBDIVISION 2</b> AND ADDITIONAL LANDS <b>PART OF LOT Nos. 5 &amp; 13 BLOCK No. 14</b> CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK				
		<b>IANUZI &amp; ROMANS</b> <b>LAND SURVEYING, P.C.</b> 3251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: info@ianuziland.com		DATE: JUNE 16, 2025  SCALE: 1" = 20'  FILE No.: 13792.001	SHEET No.   FR. No. 1759







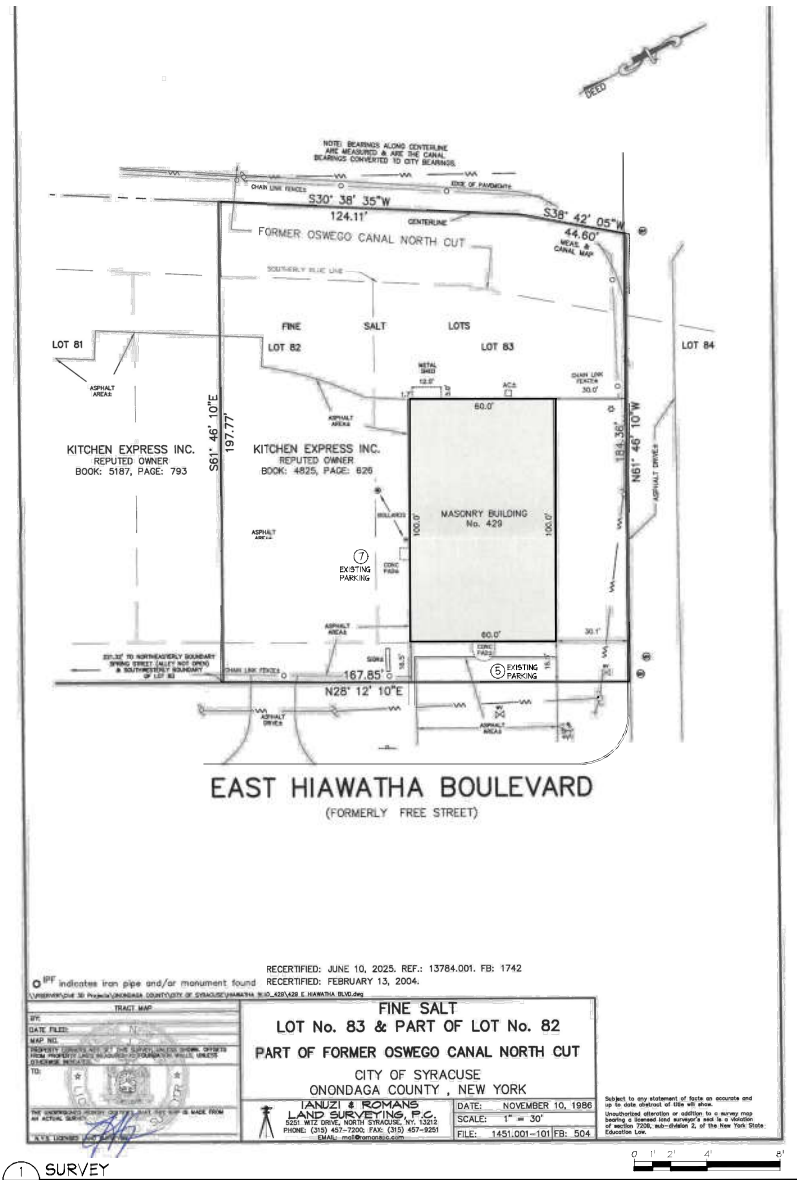
2 EXISTING SOUTH ELEVATION  
A0 NTS



3 EXISTING EAST ELEVATION  
A0 NTS



4 EXISTING NORTH ELEVATION  
A0 NTS



1 SURVEY  
A0 1" = 20'-0"

SITE INFORMATION:		
ADDRESS:	429 HIAWATHA BOULEVARD EAST	
TAX ID:	0012-02-06.0	
ZONE:	MX-3 'MIXED-USE TRANSITION'	
CURRENT USE:	KITCHEN CABINET RETAIL + SHOWROOM (PERMITTED USE)	
PROPOSED USE:	UNCHANGED	
AREA:	.75 ACRE	
STATEMENT OF USE: APPLICANT IS SEEKING A PROJECT SITE PLAN REVIEW FOR IMPROVEMENTS TO THE EXTERIOR OF EXISTING SHOWROOM ENTRANCE. THE PROPOSED WORK CONSISTS OF CONSTRUCTING AN ENTRY CANOPY AT THE HIAWATHA FACING ELEVATION. ADDITIONALLY WORK IS PROPOSED TO REPLACE THE EXISTING FRAMED CANOPY AT THE HIAWATHA BLVD, SOUTH AND NORTH ELEVATIONS. THERE ARE NO OTHER IMPROVEMENTS PROPOSED TO THE SITE.		
DIMENSIONAL REQUIREMENTS (EXISTING BUILDING):		
SETBACKS:		
FRONT:	0' MIN. ALLOWED	16.1' EXISTING
SIDE CORNER LOT:	0' MIN. ALLOWED	30' EXISTING
REAR:	4' MINIMUM	73.4' EXISTING
HEIGHT & NUMBER OF STORES:		
BUILDING HEIGHT:	NO MAXIMUM	20' EXISTING
NUMBER OF STORES:	2 MIN. / 6 MAX.	1 EXISTING
LOT SIZE MINIMUM:		
WIDTH:	40' MINIMUM	167.85' EXISTING
LOT COVERAGE:		
OTHER PERMITTED USES:	95% MAXIMUM ALLOWED	16.9679% COVERAGE
		5% PROPOSED

- GENERAL SITE PLAN NOTES:
- EXISTING SITE TO REMAIN AS-IS, EXCEPT AS STATED BELOW
  - NEW WORK IS LIMITED TO NEW 12'-6" X 6'-8" ENTRY CANOPY AND CANOPY REPLACEMENT
  - EXISTING PAVED SURFACES INCLUDE ASPHALT AND CONCRETE TO REMAIN AS-IS
  - EXISTING PARKING SPACES TO REMAIN AS IS

- PARKING REQUIREMENTS
- ON-SITE PARKING REQUIRED:
- RETAIL GENERAL 1,000 - 15,000 SF @ 300SF PER PARKING SPACE
- 6,000 GROSS BUILDING AREA - (20) SPACES
- (BUSINESS UTILIZES APPROX 3,000SF SHOWROOM W/ FULL SCALE KITCHEN DISPLAYS. PARKING NEEDS ARE NOT AS INTENSE AS TRADITIONAL RETAIL.)
- ON-SITE EXISTING PARKING PROVIDED: 4(2) SPACES
- FRONT LOT:
- (5) 8'-6"x18' SPACES
- SIDE LOT:
- (1) 10'x18' HANDICAP SPACE W/ 8' ACCESS ISLE
- (4) 8'-6"x18' SPACES
- EXISTING PAVED AREA CAN ALLOW FOR AN ADDITIONAL (14) SPACES AS-NEEDED ALONG SOUTH PROPERTY BOUNDARY



PROJECT NAME:  
**KITCHEN EXPRESS**  
Addition + Exterior Improvements

PROJECT ADDRESS:  
429 Hiawatha Blvd  
Syracuse, New York

ARCHITECT OF RECORD:  
Rod VanDerWater, P.C.  
7515 Morgan Road - Liverpool, NY

DRAWING ISSUE	
Issue#	Date:
CLIENT REVIEW	7/03/25
PERMIT REVIEW	7/02/25

SHEET INFORMATION  
Project Date: 3/21/2025  
Project No: 25.016  
Drawn By: JO

PAGE TITLE  
PROJECT SITE PLAN

A0

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