### ONONDAGA COUNTY PLANNING BOARD

Wednesday, September 3, 2025 11:00 AM

Carnegie Building 335 Montgomery St., 1st Floor

### **MEETING AGENDA**

- I. Call to Order
- II. Approval of the Minutes of the August 13, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

S-25-29 SUBDIVISION

5

See Also Case: Grayfield Properties

Z-25-256 at 1100 Old Route 31 Tax Map # 024.-02-10.1

Town of Elbridge

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Route 31 (Route 84), Laird Road (Route 135) and Plainville Road (Route 32), all county highways, the municipal boundary between the Town of Elbridge and the Town of Lysander, and a farm operation located in a NYS Agricultural District; and
- the applicant is proposing to subdivide a 15.15-acre parcel into 5 new lots in a Rural Residential (R-1) zoning district; and
- the Board is concurrently reviewing Z-25-256, an area variance needed for parcels being located on an existing private road and there being no road frontage; and
- the Board has seen this case twice; in 2017 (S-17-96) the applicant proposed a similar subdivision of one parcel into 5 lots and the Board offered No Position With Comment; comments addressed lot access, urging the Town to consider the long-term impacts of subdivisions in areas with high amounts of active agricultural land, water availability and service options, and septic approval; in 2020 (Z-20-270), the applicant proposed various zone changes on 12 parcels and the Board offered No Position With Comment; comments included advising the Town to provide a rational basis for zone changes involving individual parcels, discouraging the creation of non-conforming lots and downzoning, encouraging the Town to consider opportunities to conserve lands along the Seneca River, and encouraging the Town to consider potential conflicts between residential land uses and large-scale farming operations; and
  - the site, located in a rural area in the Town of Elbridge just south of the Seneca River, consists of a single tax parcel 024.-02-10.1 (15.5 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31, North McDonald Road, a local road, and Laird Road, a county road; surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; no agricultural data statement was included in the referral; and
- the southern portion of the parcel contains an existing barn structure near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is access to the barn on Old Route 31; along the eastern property line, there is a private road that leads toward the northern end of the parcel, this private road then makes a turn toward across the north portion of the parcel; in the northern portion of the parcel, there are 3 existing houses; the remainder of the parcel appears to be agricultural land; and
- the applicant is proposing to subdivide one 15.5-acre parcel into 5 parcels; each of the existing 3 homes would be on their own parcel; there would be a fourth lot created next to the existing 3 homes, as a future residential building lot; each lot would be 30,000 sf; the remainder of the site would remain unchanged; the gravel driveway would be extended to allow for emergency vehicle access; and
- GIS mapping shows the site may contain a small area of federal wetlands at the northwestern corner of the site; the potential federal wetland area does not appear to encroach on any of the existing structures;
  - ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

- 9 . per the EAF dated 8/19/2025, the northern portion of the site is located in the FEMA 100 year floodplain and in close proximity to existing houses; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- the site is not served by public drinking water or wastewater treatment plant;

  ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

  Department to determine the activities and structures permitted within OCWA
  easements/rights-of-way, water availability and service options, obtain hydrant flow test
  information, evaluate backflow prevention requirements, and/or request that the
  Authority conduct hydrant flow testing to assess fire flow availability; and
- the New York State Department of Environmental Conservation (NYS DEC)
  Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
  - ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and
- ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



S-25-29

Z-25-249	SITE PLAN Sheila Weed - Architect / Group 1 Design at 806 Old Liverpool Road	Ma & Pa's Popcorn Tax Map # 09002-18.2
	Town of Salina Received: 8/8/2025	30-Day Deadline: 9/7/2025
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 Old Liverpool Road (Route 137), a county highway; and	
2	the applicant is proposing to establish a popcorn manufacturing facility in a former dog day care center, and make minor improvements to the sidewalk and entry on a 0.495-acre parcel in a Highway Commercial (C-2) zoning district; and	
3	the Board previously took No Position on a zone change (Z-25-150) from Office and Light Industrial Park (O-2) to Highway Commercial (C-2) to allow for light food manufacturing and a small retail space; and	
4	the site is in an area characterized by commercial uses along Old Liverpool Road; businesses in the immediate vicinity of the site include Service Van Equipment, Jreck Subs, Liverpool Mirror and Glass and Monro Auto Service and Tire Centers; a residential neighborhood is located adjacent to the site across Old Liverpool Road that is characterized by single-family houses; and	
5	the parcel contains a one-story concrete block building with vinyl and wood stockade fencing in the rear yard; the survey shows asphalt paving in the front yard; per aerial imagery the site contains a paved parking lot in the front yard with an approximately 66-foot wide driveway with access to Old Liverpool Road, county road; parking is parallel to and right up to the right-of-way; the driveway appears to extend beyond the property line onto the adjoining property; and ADVISORY NOTE: Any existing or proposed driveways onto Old Liverpool Road must meet the requirements of the Onondaga County Department of Transportation, and obtain highway work permits for any work within the County right-of-way; and	
6	the applicant is proposing a change of occupancy from manufacturer with a space for retail sales; site plans two storage areas, a popcorn and food prep area, a cotwo bathrooms, and a sales floor; and	om a doggy daycare to a popcorn dated 8/6/2025 show construction of
7 8	no changes to the existing parking lot or access to the the site is located in an Onondaga County Drainage maintained by the Department of Water Environment	District for Bloody Brook, which is
9	per the referral notice, the site is served by public drinking water and public sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed	

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

previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal

engineer; and

- 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; there are no sidewalks present at the site; and
- per the Central New York Regional Transportation Authority (CENTRO), Old Liverpool Road has public transit service and bus stops are located adjacent to the site with a stop located at the corner of Old Liverpool Road and Hiram Avenue; and
- the site or the neighboring vicinity may contain the Straight-leaved pondweed, Indiana bat, or the Bald eagle which has been listed by the state or federal government as a threatened or endangered species (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological sit inventory (per EAF Mapper); and
- the project is within 2,000 feet of a site ID: 734030 and Site ID:V00501 in the NYS
  Department of Environmental Conservation Environmental Site Remediation database
  (per EAF Mapper); and



#### Z-25-251 AREA VARIANCE

5

6

Response Advertising, LLC Billboard

at 3511 John Glenn Boulevard Tax Map # 017.-02-11.1

Town of Geddes

Received: 8/13/2025 30-Day Deadline: 9/12/2025

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of John Glenn Boulevard (Route 81), a county highway, State Fair Boulevard (Route 48) and Interstate Route 690, both state highways, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and

- the applicant is requesting several area variances related to the construction of a digital billboard on a 5.35-acre parcel in an Industrial A zoning district with the I-690 Billboard Overlay; and
- the Board recently recommended Modification of a zone change referral (Z-24-264) to apply to the Billboard Overlay zoning designation to the site, advising the applicant would be required to coordinate with the New York State Department of Transportation (NYSDOT) regarding the billboard use of an existing sign; the Board previously held No Position on a zone change referral (Z-21-266) to apply the Billboard Overlay District to nearby parcels; and
- the site is located in a commercial and industrial area, adjacent to Interstate 690 and the intersections of State Fair Boulevard with Farrell Road and John Glenn Boulevard; nearby businesses include Wattam's Auto Garage, a Quality Inn & Suites, Tri Tank Corporation, a food distribution warehouse, and Americold Logistics Syracuse; and
  - the site is comprised of a recently combined, mostly vacant parcel; a wooded area covers the southern and eastern parcel boundaries; a portion of a parking lot for the Quality Inn & Suites is located on the northern section of the site; an existing billboard is located on the southwest parcel boundary; and
  - the applicant is proposing moving the existing sign to southeast corner of the site and establish it as an off-premises sign/ billboard; the applicant is requesting three variances to allow the billboard in the proposed location: 1) to allow the billboard to have a 13' front yard setback where 40' is required by Town Code, 2) to allow the digital billboard to be less than 2,000' from an existing billboard located at 3606 John Glenn Boulevard, and 3) to allow more than three billboards to be located per linear mile within the Overlay district; per the Billboard Locations Site Plan dated 7/2025, the proposed sign will be located less than 1,000' from two signs located along John Glenn Boulevard and five existing billboards are located within one mile of the proposed billboard location; per the referral materials, the proposed digital billboard will be two-sided, 55' high, and mounted on a monopole; the dimensions of the faces of the proposed sign were not detailed in the referral materials;

ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

per the Town's zoning code, the Overlay District is intended to "establish size, location and operating standards and regulations for billboards, including addressing those utilizing these newer technologies, in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and

repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions"; and

- per the referral notice, there is no existing drinking water or wastewater service to the site and no changes to the existing infrastructure are proposed; and
- per GIS mapping, no jurisdictional wetlands are present onsite; a Wetland and Waterway Delineation Report prepared by C&S Companies dated 7/9/25 was included with the referral materials; and
- the project is within 2,000 feet of a site (ID: 734055) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- the site may contain the Indiana bat, Bald eagle, and the Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and



Z-25-251

Z-25-256 AREA VARIANCE See Also Case: Grayfield Properties

S-25-29 at 1100 Old Route 31 Tax Map # 024.-02-10.1

Town of Elbridge

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Route 31 (Route 84), Laird Road (Route 135) and Plainville Road (Route 32), all county highways, the municipal boundary between the Town of Elbridge and the Town of Lysander, and a farm operation located in a NYS Agricultural District; and
- the applicant is requesting an area variance to allow a 5-lot subdivision on a private road, on 15.5 acres in a Rural Residential (R-1) zoning district; and
- the Board is concurrently reviewing S-25-29, a subdivision referral for the site to create 5 parcels; and
- the Board has seen this case twice; in 2017 (S-17-96) the applicant proposed a similar subdivision of one parcel into 5 lots and the Board offered No Position With Comment; comments addressed lot access, urging the Town to consider the long-term impacts of subdivisions in areas with high amounts of active agricultural land, water availability and service options, and septic approval; in 2020 (Z-20-270), the applicant proposed various zone changes on 12 parcels and the Board offered No Position With Comment; comments included advising the Town to provide a rational basis for zone changes involving individual parcels, discouraging the creation of non-conforming lots and downzoning, encouraging the Town to consider opportunities to conserve lands along the Seneca River, and encouraging the Town to consider potential conflicts between residential land uses and large-scale farming operations; and
- the site, located in a rural area in the Town of Elbridge just south of the Seneca River, consists of a single tax parcel 024.-02-10.1 (15.5 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31 (a county road), North McDonald Road, a local road, and Laird Road, a county road; surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; no agricultural data statement was included in the referral; and
- the southern portion of the parcel contains an existing barn structure near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is access to the barn on Old Route 31; along the eastern property line, there is a private road that leads toward the northern end of the parcel, this private road then makes a turn across the north portion of the parcel; in the northern portion of the parcel, there are 3 existing houses; the remainder of the parcel appears to be agricultural land; and
- the applicant is proposing to subdivide one 15.5-acre parcel into 5 parcels; each of the existing 3 homes would be on their own parcel; there would be a fourth lot created next to the existing 3 homes, as a future residential building lot; each lot would be 30,000 sf; the remainder of the site would remain unchanged; the gravel driveway would be extended to allow for emergency vehicle access; and
- GIS mapping shows the site may contain a small area of federal wetlands at the northwestern corner of the site; the potential federal wetland area does not appear to encroach on any of the existing structures;

  ADVISORY NOTE: Any proposed development in placement of fill in or drainage

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

- per the EAF dated 8/19/2025, the northern portion of the site is located in the FEMA 100-year floodplain and in close proximity to existing houses;
  - ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- existing homes have access to public drinking water service; the site is located outside of the Onondaga County Sanitary District, and existing homes utilize individual septic systems, which appear will be contained within new parcel boundaries; ADVISORY NOTE: For any proposed new service, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- the New York State Department of Environmental Conservation (NYS DEC)
  Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;

  ADVISORY NOTE: The sensitive to advantage of the project site of a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
  - ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and
- 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-25-260 SITE PLAN

See Also Case: Little Caesars Little Caesars

Z-25-261 at 2265 Downer Street Tax Map # 034.-04-06.1

Town of Van Buren

Received: 8/20/2025 30-Day Deadline: 9/19/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and
- the applicant is proposing to establish a Little Caesars restaurant in a vacant tenant space, and construct a dumpster enclosure on a 21.77-acre parcel in a Commercial zoning district; and
- the Board is concurrently reviewing a change of use referral (Z-25-261) to establish a
  Little Caesars restaurant in a vacant tenant space that was occupied by a beauty salon; and
  the Board previously offered No Position with Comment on a site plan application (Z-1115) to construct a gas station on another portion of the River Mall shopping center site;
  the Board encouraged the municipality to establish sidewalk policies to enable the
  extension of a pedestrian network along Downer Street and to connect nearby residential
  neighborhoods to commercial uses; the applicant and municipality were encouraged to
  reduce stormwater runoff and improve stormwater quality by reducing impermeable
  surfaces and utilizing green infrastructure; the Board also recommended the reduction of
  area dedicated to parking; and
- the parcel contains the River Mall shopping plaza with two commercial buildings in the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot; commercial uses located within the plaza include a Home Outlet store, Thrifty Shopper, Family Dollar, liquor store and Tops supermarket; surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south; and
- per the application, the applicant is seeking to change the occupancy of an existing tenant space at River Mall Plaza to allow for a Little Caesars to occupy a tenant space in a small commercial building at the front of the site along Downer Street; per the referral notice, the applicant will install a white enclosure as screening for a dumpster for the site; and per the referral notice, the site is served by public drinking water; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes;

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

per the referral notice, the site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the Baldwinsville South and River Mall Pump Station service areas; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes and type of wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated

8

sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and

- the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; while previous Board comments referred to a lack of sidewalks in this area, per aerial imagery, sidewalks have been installed along this portion of Downer Street; and per the Central New York Regional Transportation Authority (CENTRO), Downer Street
- per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road and the River Mall Plaza has public transit service and bus stops are located adjacent to the site; and
- per the EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; and
- the parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3); the parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the site of the proposed restaurant use; and
- the site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; additionally, per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

9



Z-25-261 OTHER

5

6

7

8

See Also Case: AUTHORIZATION Little Caesers

Little Caesars

Z-25-260 at 2265 Downer Street Road Tax Map # 034.-04-06.1

Town of Van Buren

Received: 8/20/2025 30-Day Deadline: 9/19/2025

- General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and
- the applicant is requesting a change of use permit to establish a Little Ceasar's restaurant in a vacant tenant space on a 21.77-acre parcel in a Commercial zoning district; and
- the Board is concurrently reviewing a site plan application (Z-25-60) to establish a Little Ceasar's restaurant in a vacant tenant space; and
- the Board previously offered No Position with Comment on a site plan application (Z-11-15) to construct a gas station on another portion of the River Mall shopping center site; the Board encouraged the municipality to establish sidewalk policies to enable the extension of a pedestrian network along Downer Street and to connect nearby residential neighborhoods to commercial uses; the applicant and municipality were encouraged to reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure; the Board also recommended the reduction of area dedicated to parking; and
  - the parcel contains the River Mall shopping plaza with two commercial buildings in the rear of the property, a small commercial building in the front of the parcel, and a shared parking lot; commercial uses located within the plaza include a Home Outlet store, Thrifty Shopper, Family Dollar, liquor store and Tops supermarket; surrounding uses include agricultural land to the north, Diane Reeves Memorial Park to the east and commercial uses including Apex Power Equipment, McDonalds, and Aldi to the west and south; and
  - per the application, the applicant is seeking to change the occupancy of an existing tenant space at River Mall Plaza to allow for a Little Caesars to occupy a tenant space in a small commercial building at the front of the site along Downer Street; per the referral notice, the applicant will install a white enclosure as screening for a dumpster for the site; and per the referral notice, the site is served by public drinking water; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes;

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

per the referral notice, the site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the Baldwinsville South and River Mall Pump Station service areas; referral materials do not indicate any change to the existing service, however the shift from beauty salon to a restaurant tenant may impact flow volumes and type of wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an

anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and

- the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; while previous Board comments referred to a lack of sidewalks in this area, per aerial imagery, sidewalks have been installed along this portion of Downer Street; and per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road and the River Mall Plaza has public transit service and bus stops are located adjacent to the site; and
- per the EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; and
- the parcel is adjacent to active farmlands enrolled in a NYS Agricultural District (District 3); the parcels that appear to contain active farmland are located to the rear of the parcel behind the existing Tops facility and are not directly adjacent to the site of the proposed restaurant use; and
- the site is located near the Mrs. I. L. Crego House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; additionally, per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

9

10



#### Z-25-265 SPECIAL PERMIT

Chris Ghezzi / Such a Lush, LLC at 6300-6306 South Salina Street

Tax Map # 045.-02-28.0, 045.-02-29.0,

Town of Onondaga

Received: 8/21/2025 30-Day Deadline: 9/20/2025

- General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- the applicant is requesting a special permit to allow a parking lot and future garage on three parcels totaling 0.68 acres in a Neighborhood Shopping Nedrow zoning district; and
- the site consists of three rectangular parcels, each 0.23 acres with 62-feet of frontage on South Salina Street, a state-owned road; the northernmost parcel also has approximately 160 feet of side yard along Elton Avenue, a town road; the surrounding environment consists of primarily neighborhood-scale commercial land uses along South Salina Street, and residential streets containing single- and multi-family housing units; and
- aerial imagery dated May 2024 shows that the 0.68-acre site contains an existing gravel area, with access to South Salina Street and connecting to a neghboring retail plaza; the rear half of the parcel, as well as the Elton Road frontage contains minimally maintained tree cover; and
- per the local application, the applicant is requesting that the property be used immediately for employee and truck parking for Such a Lush, LLC, a small contractor for landscaping and gardening; future improvements are planned for the property including a garage structure and landscaping; and
- the Landscape Plan: Parking Facility 1-2 Year Plan dated 8/21/25 shows the existing gravel area to remain, and extended to encircle a proposed 22'x25' metal garage building set back 30 feet from both South Salina Street and Elton Avenue at the front corner of the site; existing tree cover is noted to remain, and landscaping to be added at the frontage of the site along both roadways; and
- a second Landscape Plan: Parking Facility 5-10 Year Plan dated 8/21/25 indicate future changes to include electrical being added to the garage building and clearing and replanting of trees along the rear portion of the site;
- the Landscape Plans indicate three 10'x40' truck/trailer parking zones and four 9'x18' car parking zones (spaces); a 30'-wide access point onto South Salina Street is generally shown; cross-access to the neighboring parcel (45.6' wide) is to remain; and
- existing water and sewer infrastructure is available along South Salina Street in this location, and the site is located within the Metropolitan Syracuse Wastewater Treatment Plant and Nedrow Pump Station service areas, in an area designated as flow constrained and impacted by wet weather flow; the referral form indicates that no new drinking water or wastewater service is proposed to serve the garage building; and

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

ADVISORY NOTE: Should wasetewater service be sought for the site, capacity assurance approval from the Onondaga County Department of Water Environment

Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and

- the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery dated May 2024, sidewalks exist along this portion of South Salina Street; and
- per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory;

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



Z-25-267 SITE PLAN

Town of Cicero Police Department

at 6200 State Route 31

Cicero Police Dept

Tax Map # 052.-02-12.0

Town of Cicero

Received: 8/22/2025 30-Day Deadline: 9/21/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and Thompson Road (Route 14), a county highway; and
- the applicant is proposing to erect a 42'x80'x12' storage garage for the Cicero Police

  Department in an existing parking lot on a 1.28-acre parcel in a General Commercial zoning district; and
- the site is the location of the Town of Cicero Police Department; surrounding land uses include a residential neighborhood to the south of the property and commercial uses along Route 31, including Pathfinder Bank and Walgreens; and
- the Site Plan, revised 7/30/2025, illustrates a 42'x80'x12' Morton building to be located on the existing parking lot at the rear of the existing building; the proposed storage garage will be located approximately 30 feet from the side property line; and
- per the referral notice, the site is served by public drinking water and the plans do not propose service to the storage building; and
- the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; plans do not indicate any proposed service to the storage building; and
- GIS mapping shows the potential presence of NYS wetlands on the parcel in the vicinity of the proposed project; submitted plans do not indicate delineated or informational wetland boundaries and/or the 100-foot state wetland buffer; ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a

wetland permit; and



S-25-31 PRELIMINARY

See Also Case: SUBDIVISION Battery Energy Storage System

Terrence Nolan

Z-25-273 at 426 East Brighton Avenue Tax Map # 061.-01-21.1

Z-25-274 City of Syracuse

Received: 8/26/2025 30-Day Deadline: 9/25/2025

- General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- the applicant is proposing to subdivide a 1.27 acre lot into two lots to construct two 5
  Megawatts Battery Energy Storage Systems (BESS) in a Commercial (CM) zoning district; and
- the Board is concurrently reviewing a site plan application (Z-25-273) and special use permit application (Z-25-274) to establish a "Utility, Major" land use on two proposed lots and construct a fenced energy storage site with driveway on each lot in a Commercial (CM) zoning district; and
- the Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; and
- 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
- per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25-acre lot into an approximately 0.48-acre lot (Proposed Lot 1) and an approximately 0.71-acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel, for which the applicant is proposing the establishment of an access and utility access easement on Proposed Lots 1 and 2; and
- per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the Existing Conditions Plan (C-1.0) dated 01/17/25, the applicant will demolish an existing single-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0) dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for

vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan (LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and

- per the referral notice, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; and
- 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
- 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
- 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 the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);

and



S-25-31

#### Z-25-252 ZONE CHANGE

4

5

6

7

J. Alberici & Sons, Inc. (Hinerwadels)

at 5300 West Taft Road

Hinerwadels

Tax Map # 117.-09-23.0, 117.-09-24.0,

Town of Clay

Received: 8/14/2025 30-Day Deadline: 9/13/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- the applicant is proposing a zone change on four parcels totaling 29.1 acres from Limited
  Use / Restaurants (LuC-2) and One-Family Residential (R-10) zoning districts to Office
  (O-2) and One Family Residential (R-7.5) zoning districts to allow for residential and
  commercial development; and
- the Board previously offered No Position With Comment on a zone change referral (Z-21-114) for the location; the applicant was advised to coordinate with the Onondaga County Department of Transportation regarding access plans for West Taft Road, and submission of a traffic study for build-out, Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department; the municipality was advised that any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection; as part of this referral, the Board reviewed a Concept Plan dated December 4, 2020 illustrating potential future commercial and residential development, the residential use was to include (32) two-family units and (34) multi-family units; the Board encouraged the applicant to incorporate an internal street network throughout the entire site that situates buildings closer to the street front, focuses on small blocks with pedestrian-scale design elements, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees throughout the entire site to promote walkability and people-oriented design; and

the four parcels are primarily vacant land with some tree coverage and a vacant

- commercial building, formerly the Hinerwadels' facility, fronting on West Taft Road; surrounding lands uses are primarily residential, with commercial land uses along portions of West Taft Road and intense retail along nearby NYS Route 11; and per the referral, the applicant is requesting to change the zoning designation for the site from One-Family Residential (R-10) and Limited Use District for Restaurants (LuC-2) to Office (O-2) and One Family Residential (R-7.5) to allow for the creation of an unspecified number of residential lots and two commercial lots; per Town Code, the O-2 district is intended to "preserve the existing residential quality along portions of major roads within the Town;" its purpose is to respect the character of the surrounding community while permitting alternative and compatible office development on sites that are not suitable for residential use; per the Town Code, the R-7.5 District is intended to "preserve existing high-density, single-family uses and supportive nonresidential
- per a letter dated August 8, 2025, the applicant is seeking a zone change to O-2 and R-7.5 to allow for the construction of a daycare center and a low-intensity office building near the West Taft Road frontage, and residential on remaining lands; the applicant notes the R-7.5 zoning is intended to allow for the sale of lots for single-family residences; and zoning of lands surrounding the parcel are generally compatible with the proposed zoning; neighborhood residential lots within this area of Clay are interspersed with R-10 and R-7.5 zoning, and a mix of zoning occurs along West Taft Road; adjacent residential

development in areas served by both public water and sewers;" and

lots typically measure 10,000 sf; and

9

10

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

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

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

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

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

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

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



Z-25-252

Z-25-253 LOCAL LAW

See Also Case: Town of Tully Wind Energy Conversion Overlay

District

Z-25-254 Tax Map #

Town of Tully

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- the applicant is proposing Local Law Number 3 of 2025 to amend the Town Code of the Town of Tully by creating a new Section 280-11.5 to establish Large Wind Energy Conversion Overlay Districts; and
- the Board is concurrently reviewing a proposed local law (Z-25-254) to amend the Town Code by creating a new Section 280-11.6 to establish special use criteria and site plan review for Large Wind Energy Conversion Systems; and
- the Town Board of the Town of Tully is considering Local Law No. 3 of 2025, (Large Wind Energy Conversion Overlay Districts law of 2025); per the local law, the Large Wind Energy Conversion Overlay Districts Law of 2025 is intended to regulate the development of large wind conversion projects and related structures within the Town of Tully to ensure that such projects are sited in a manner and location as to enhance the quality of life in the Town of Tully in compliance with its codes and consistency with its Comprehensive Plan; and
- the proposed law establishes a special permit requirement necessitating the establishment a Large Wind Energy Conversion Overlay District for the siting of such systems; and the proposed law codifies the findings of the Town Board that the generation of clean-renewable electricity by properly sited wind turbines provides opportunities for the generation of clean energy and reduction of dependence on hydrocarbons; the Town recognizes that the regulation of the siting and installation of wind turbines is necessary for the purposes of protecting health, safety, public welfare and the environment; the

impacts, lighting, noise and traffic impacts; and

Town recognizes the significance of concerns related to wind energy including aesthetic

- Section C of the proposed law defines key terms; notably, the law defines a Large Wind Energy Conversion System as "one or more towers, poles or other structures, whether attached to a building or freestanding, designed to be used for the support of a rotor that consists of blades and hub, as well as a nacelle and generator for the purpose of producing electricity intended to provide wholesale electricity production for delivery to local and or regional transmission networks;" the law defines a Large Wind Energy Conversion Overlay District Zone as "a district which encompasses part or parts of one or more underlying districts and that establishes requirements for the siting of large commercial wind energy conversion systems;" and
- the proposed law establishes an application procedure requiring application materials be submitted to the Town Codes Officer; the materials will be reviewed by the Town Planning Board; per the proposed law, the application will also be referred, as required, to the Onondaga County Planning Board for their review; and
- the local law establishes a timeline for review of proposed wind energy conversion systems and states that if deemed appropriate by the Codes Officer the Town may retain a consultant, to be paid for by the applicant, to review the submitted materials, the Planning Board shall then complete its review of the application within 45 days unless it is deemed appropriate for a public hearing and then within 60 days of the receipt of the application

7

- material; within 45 days of receipt of the Planning Board recommendation, the Town Board will conduct a public hearing and notify the applicant of the decision within 30 days of completion of the public hearing; the law establishes that the timeline for review is subject to reasonable modification by the Town Board; and
- the law idenfities requirements for an application to establish a Large Commercial Wind Conversion Overlay District to include a description of the project, including the number of large commercial wind turbines, their height, make and decibel data, a detailed construction plan, a decommissioning and site restoration plan, an emergency response plan, a landscaping plan, and a proposed site plan; the law requires the submission of several studies as part of the application process to be prepared by a qualified person as paid for by the applicant and approved by the Town Board or Codes Officer; required studies include an analysis detailing the agricultural mitigation, a wildlife impact analysis, a cultural resources analysis, an electromagnetic interference analysis, a fiscal and economic impact analysis, a geotechnical impact analysis, and a land use and water impacts analysis; and
- the local law deems applications for wind energy conversion systems as Type I projects under the State Environmental Quality Review Act; and
- the law establishes requirements for public hearings including notification of all properties owners within 2 miles of the boundaries of the proposed wind energy overlay district via first-class mail; and

# No Map Available

Z-25-254 LOCAL LAW

See Also Case: Town of Tully

Wind Energy Review Criteria

Tax Map #

Z-25-253

7

Town of Tully

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- the applicant is proposing Local Law Number 4 of 2025 to amend the Town Code of the Town of Tully by creating a new Section 280-11.6 to establish special use criteria and site plan review for Large Wind Energy Conversion Systems; and
- the Board is concurrently reviewing a proposed local law (Z-25-253) to amend the Town Code of the Town of Tully by creating a new Section 280-11.5 to establish Large Wind Energy Conversion Overlay Districts; and;
- the Town Board of the Town of Tully is considering Local Law No. 4 of 2025, (Large Wind Energy Conversion Systems Law of 2025); per the Town Board, the Large Wind Energy Conversion Systems Law of 2025 is intended to regulate the development of large wind conversion projects and related structures within the Town of Tully to ensure that such projects are sited in a manner and location so as to enhance the quality of life in the Town of Tully, are in compliance with its codes and are consistent with its Comprehensive Plan; and
- the proposed law codifies the findings of the Town Board that the generation of cleanrenewable electricity by properly-sited wind turbines provide opportunities for the
  generation of clean energy and reduction of dependence on hydrocarbons; the Town
  Board recognizes that the regulation of the siting and installation of wind turbines is
  necessary for the purposes of protecting health, safety, public welfare and the
  environment; the Board recognizes the significance of concerns related to wind energy
  including aesthetic impacts and environmental impacts; the finding statement notes that
  Tully is a largely rural community with few tall structures; and
- the law states that Large Wind Energy Conversion Systems are permitted within a Wind Energy Conversion Overlay District; these systems are not permitted within R-l, R-2, R-3, and B-l Districts as established in the Town of Tully Zoning Laws; these systems are only permitted after the authorization of the Town Board of the establishment of a Large Wind Energy Conversion Overlay District; and
  - the proposed law defines key terms; a Large Wind Energy Conversion System as "one or more towers, poles or other structures, whether attached to a building or freestanding, designed to be used for the support of a rotor that consists of blades and hub, as well as a nacelle and generator for the purpose of producing electricity intended to provide wholesale electricity production for delivery to local and or regional transmission networks;" the law defines a Large Wind Energy Conversion Overlay District Zone is "A district which encompasses part or parts of one or more underlying districts and that establishes requirements for the siting of large commercial wind energy conversion systems;" the definitions section of the proposed law also provides several relevant definitions relating to the establishment and operation of Large Wind Energy Conversion System relating to noise level, height, shadow flicker, blade glint and other issues; the law defines night time as the hours between 7pm and 7 am; and
- the proposed law establishes an application procedure for site plan and special use permit application review following the establishment of a Large Wind Energy Conversion System Overlay District; the law requires that all applications for Large Wind Energy

Conversion Systems be deemed Type I for the purposes of SEQRA review and necessitate the Town Board hold at least one public hearing during the review process; and

- the proposed law establishes requirements for special use permit and site plan reviews; applications will require the inclusion of a description of the project including the number of large commercial wind turbines, data relating to safety and stability of proposed towers, a construction plan, decommissioning and site restoration plan, an emergency response plan, an engineering report, a copy of the Federal Aviation Administration (FAA) notification, proof of insurance, a landscaping plan, any NYSERDA findings stating that the site is feasible for such systems, a site plan and drawings, a fire protection plan, a transportation plan, and an operations and maintenance plan; and
- the proposed law establishes several standards for the operation of Large Wind Energy Conversion Systems; the law prohibits advertising on any part of a Large Wind Energy Conversion System and limits the coloring of such systems to white, beige, off-white, gray or another non-reflective, unobtrusive color unless mandated otherwise by the FAA; the law requires appropriate landscaping to screen accessory structures; the law prohibits violation of the Endangered Species Act or NYS endangered species regulations and requires that impacts to wildlife and ecosystems be minimized to the maximum extent feasible; the law prohibits deforestation of forested lands for the purpose of constructing Large Wind Energy Conversion System; the law requires mitigation of potential interference with electromagnetic communications, radio signals, microwave and television signals; and
- the proposed law establishes standards for lighting, requiring that Large Wind Energy Conversion System comply with all applicable FAA standards for traffic warning lights; the law limits artificial lighting allowed on such systems to those required by the FAA or other air safety authority, minimal security lighting is permitted; The law establishes noise requirements, such systems shall not increase the existing background sound levels by more than six A-weighted decibels (dBA); the law also establishes several safety standards including fencing requirements and a minimum distance from the ground to the rotor blade tip of no less than 50 feet; the law also establishes standards for the abatement, decommissioning and site restoration of sites used for wind energy systems; and
- the proposed law establishes operations requirements requiring that the owner submit an annual report on operations and maintenance to the Town, the law requires that all Large Wind Energy Conversion Systems be inspected annually for structural and operational integrity by a registered design professional; the law notes that Town has the right to enter the lot of record containing a large wind energy system at any reasonable time to inspect the system; and
- per the proposed law, any construction on agricultural land shall be conducted according to the NYSDAM's "Guidelines for Agricultural Mitigation for Wind Power Projects;" the law requires that impacts to agriculture be minimized to the maximum extent practicable; per the law, systems use of land within a project area is limited to no more than 10 percent of soils classified by the NYS Department of Agriculture and Markets' Agricultural Land Classification as mineral soils groups 1 through 4, prime farmland, and prime farmland if drained; and
- the law establishes a requirement that the applicant enter into a Host Community Benefit
  Agreement with the Town with terms sufficient to offset or mitigate the adverse impacts
  of any large wind energy system; the law establishes a professional services escrow
  requirement to enable the Town to retain a Designated Engineer (TDE) and retain
  consultants that may be required to assist in the evaluation of applications; the law

9

establishes a requirement that applications for large wind energy systems be accompanied by a payment of forty-thousand-dollars (\$40,000.00); and

## No Map Available

Belden Properties, LLC

at 1134 State Route 5 Tax Map # 041.-03-39.0

Town of Elbridge

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- the applicant is proposing to construct a 16,200 sf 10-bay warehouse on a 4.4-acre parcel in a Business (B-1) zoning district; and
- the area surrounding the site has various retail stores and personal service establishments, including; Dimitris Pizzeria, Dollar General, FedEx, McLaughlin's Tire Services, Peaceful Living Home Sales, Local/All Storage, Rolling Hills Trailer Park, and agricultural land; there is also a cemetery located approximately 869 feet from the site; and
- the site is a vacant rectangular parcel; located approximately ½ mile from the Village of Elbridge boundary; per aerial imagery, the northern portion of the site has been cleared, while the southern portion still has some trees; there is a fire hydrant located directly next to the site's driveway on State Route 5; and
- the applicant is proposing to construct a 16,200 sf warehouse with 10 bays along the front of the parcel to accommodate small contractors by providing storage space for items such as business vehicles and related construction equipment; there will also be a 270'x20' concrete apron facing State Route 5; a gravel parking area will surround the concrete apron, site plans did now show how many parking spaces will be created; the western side of the proposed building will be an office space; the front yard setback is 75' and the rear yard setback is 374'; no height of the building was given; and
- per the referral notice, the nearby lands contain active farmland and enrolled in Agricultural District #3, the site is adjacent to significant lands protected from development through an agricultural conservation easement; an Agricultural Data Statement was included with referral materials; and
- per aerial imagery, the site currently has access from NY State Route 5; the existing driveway is much wider than NYSDOT allows, and site plans dated 7/28/2025 show that the applicant plans on narrowing the existing driveway to comply with NYSDOT regulations; no parking plans were included in referral materials; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Route 5 must meet Department requirements; and

- per the referral notice, the property will be graded away from the proposed structure, utilizing the natural slope at the rear to direct stormwater runoff toward a proposed detention pond via a drainage pipe; per the EAF 1.7 acres of the site will be disturbed by the proposed work;
  - ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- the site has existing access to public drinking water along Route 5; the site plan shows that the applicant is proposing to add a septic system on the site; the septic system would be located toward the rear of the parcel; and

8

the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located near the "Squire M. Brown Stone Barn" which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-25-255

## Z-25-259 SPECIAL PERMIT

6

Yaroslav Chuvik

at 114 State Fair Boulevard Tax Map # 017.-02-03.0

Town of Geddes

Received: 8/20/2025 30-Day Deadline: 9/19/2025

- General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of State Fair Boulevard (Route 48) and John Glenn Boulevard, both county highways, Interstate 81, a state highway, and the municipal boundary between the Town of Geddes and the Town of Van Buren: and
- the applicant is requesting a special permit to allow a motor vehicle service and repair use on a 0.73-acre parcel in an Industrial A: General Industrial zoning district; and
- the site is located in an Industrial A: General Industrial Zone district; the area surrounding the site has various autobody service businesses, including a repair shop located directly next to the site, hotels, Christ Community Methodist Church, and a Superior Plus Propane; there are no sidewalks along this portion of State Fair Boulevard; and
- the site is currently vacant and does not appear to have been cleared; it is filled with shrubbery and trees; and
- the applicant is proposing a special use permit to allow for the site to be used as a minor service, repair, and storage facility for vehicles; per the submitted site plan dated 7/25/2025, a 1,320 sf building will be constructed with a 6' sliding chain link fence (manual operation) at the front, and a 6' stockade fence surrounding the rest of the building and proposed gravel yard; site plans show a snow storage area at the southeastern corner; at the center of the site, a 30'x40' metal garage is shown; and
  - the site plan shows a gravel driveway to be constructed with access from State Fair Boulevard, a county-owned road; site plans and the referral notice did not indicate how many parking spaces will be constructed at the site; and
    - ADVISORY NOTE: The proposed driveway onto State Fair Boulevard require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- per the referral notice, the applicant utilizes (not owns) an automobile restoration business located directly adjacent to the site to restore cars he buys online and wants to use the site as storage for vehicles until he is able to sell them; and
- per the EAF dated 8/15/2025, the total acreage that will be disturbed is 0.5 acres; site plans did not show any stormwater infrastructure; and
  - ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- the site has access to public drinking water infrastructure along State Fair Boulevard; the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area, and the nearest Town sewer infrastruture is approximately 400 feet from the site; the referral materials indicate that no new service is being requsted for the proposed garage building; and
  - per the EAF, the site is located within a principal / primary aquifer; and
- the site or the neighboring vicinity may contain the Straight-leaved pondweed, Indiana bat, Northern long-eared bat, or the Bald eagle which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper);

  ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if

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

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



Z-25-259

Z-25-263 SITE PLAN

See Also Case: Lot 1 Winchell Rd., LLC Boat Storage

7-25-264 at 6952 Winchell Road Tax Map # 055.-04-02.1

Town of Van Buren

Received: 8/21/2025 30-Day Deadline: 9/20/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Winchell Road (Route 162) and Walters Road (Route 221), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- the applicant is proposing construction of a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- the Board previously offered No Position on a site plan referral (Z-21-179) to relocate an existing stage at an adjacent restaurant/bar, and a subdivision referral (S-21-41) to combine the two subject parcels as part of the proposed project; the Board also reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- the Board is concurrently reviewing an area variance application (Z-25-264) to allow reduced setbacks for construction of a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- the parcel is an irregular-shaped vacant lot, transmission lines run along the northern portion of the parcel and a small access road is located in the northern portion of the vacant parcel; surrounding uses include the Town of Van Buren Highway Department and Jammer's Sports Bar & Restaurant along Walters Road; other uses in the area include a Holiday Inn Express and several commercial and industrial uses including Crisafulli Trucking and G&C Foods; and
- per the Project Narrative dated 8/18/2025, the applicant is seeking site plan approval to allow for the construction of a boat storage building at the rear of the existing site; an area variance is requested to allow a reduction from 25' to 10' to preserve the developable area within the site and to avoid impacting the existing access road and stage behind Jammers Restaurant; and
  - per the Overall Site Layout Plan dated 8/18/2025, the proposed boat storage facility will be located to the rear Town of Van Buren Highway Department building and Jammer's Sports Bar & Restaurant; a 20'-wide drainage easement and 20'- wide sanitary sewer easement (owners not indicated) are located to the west of the proposed boat storage building; a 200' Niagara Mohawk Power Corporation Easement is located along the existing power lines lines, and a 40'-wide access easement runs along the northern and eastern parcel line; an open area on the parcel is labeled "Future Development Area"; and per the referral notice, adjacent land uses are served by public drinking water and sewers
  - per the referral notice, adjacent land uses are served by public drinking water and sewers and the site is located at the boundary between the Metropolitan and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service areas; no new service to the parcel is being proposed for the garage building, however, another area on the plan is labeled "Future Development Area";
    - ADVISORY NOTE: For any future proposed dvelopment, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures

7

8

permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and

- per EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer; and
- per EAF Mapper, the site may contain Indiana bat and Northern long-eared bat, which have been listed by the state or federal government as a threatened or endangered species; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 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-25-263

Z-25-264 AREA VARIANCE

See Also Case: Lot 1 Winchell Rd., LLC Boat Storage

Z-25-263 at 6952 Winchell Road Tax Map # 055.-04-02.1

Town of Van Buren

Received: 8/21/2025 30-Day Deadline: 9/20/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Winchell Road (Route 162) and Walters Road (Route 221), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- the applicant is requesting an area variance to allow construction of a storage building with a reduced side yard setback on a vacant 13.92-acre parcel in an Industrial A zoning district; and
- the Board previously offered No Position on a site plan referral (Z-21-179) to relocate an existing stage at an adjacent restaurant/bar and a subdivision referral (S-21-41) to combine the two subject parcels as part of the proposed project; the Board also reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- the Board is concurrently reviewing a site plan application (Z-25-263) to construct a storage building on a vacant 13.92-acre parcel in an Industrial A zoning district; and the parcel is an irregular-shaped vacant lot, transmission lines run along the northern portion of the parcel and a small access road is located in the northern portion of the vacant parcel; surrounding uses include the Town of Van Buren Highway Department and Jammer's Sports Bar & Restaurant along Walters Road; other uses in the area include a Holiday Inn Express and several commercial and industrial uses including Crisafulli Trucking and G&C Foods; and
- per the Project Narrative dated 8/18/2025, the applicant is seeking site plan approval to allow for the construction of a boat storage building at the rear of the existing site; an area variance is requested to allow a reduction from 25' to 10' to preserve the developable area within the site and to avoid impacting the existing access road and stage behind Jammers Restaurant; and
  - per the Overall Site Layout Plan dated 8/18/2025, the proposed boat storage facility will be located to the rear Town of Van Buren Highway Department building and Jammer's Sports Bar & Restaurant; a 20'-wide drainage easement and 20'-wide sanitary sewer easement (owners not indicated) are located to the west of the proposed boat storage building; a 200' Niagara Mohawk Power Corporation Easement is located along the existing power lines lines, and a 40'-wide access easement runs along the northern and eastern parcel line; an open area on the parcel is labeled "Future Development Area"; and per the referral notice, adjacent land uses are served by public drinking water and sewers
    - per the referral notice, adjacent land uses are served by public drinking water and sewers and the site is located at the boundary between the Metropolitan and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service areas; no new service to the parcel is being proposed for the garage building, however, another area on the plan is labeled "Future Development Area";
      - ADVISORY NOTE: For any future proposed dvelopment, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures

7

8

permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and

- per EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer; and
- per EAF Mapper, the site may contain Indiana bat and Northern long-eared bat, which have been listed by the state or federal government as a threatened or endangered species; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 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-25-264

Z-25-266 SITE PLAN

Milan Atanaskovic Circle K Gas Station / Convenience

Store

at 5575 NY Route 80 Tax Map # 101.1-01-02.1

Village of Tully

Received: 8/22/2025 30-Day Deadline: 9/21/2025

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 80, Route 81, Route 281, Route 11 and Route 11A, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and

- the applicant is proposing a site plan modification for improvements to an existing Circle K gas station and convenience store, to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure on a 3.03-acre parcel in a Business-1 zoning district; and
- the Board previously offered No Position with Comment on a site plan referral (Z-25-78) for improvements to the existing Circle K gas station and convenience store to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure; the Board encouraged relocation and screening of the dumpster enclosure to the side of the property; the Board also encouraged the Town and applicant to consider the installation of sidewalks along the Route 80 frontage given the sites location within a sidewalk priority zone as identified by SMTC; and
- the site is located at the busy intersection of NYS Routes 11, 80, 281, and Interstate 81 at the municipal boundary between the Town and Village of Tully; the site is at the transition between large rural parcels, low-density residential, agriculture, and the dense neighborhoods within the Village Center; existing businesses at this corner include this Circle K store and fueling station, a Kinney drugstore, a Quality Inn, and a proposed Tractor Supply store; and
- the site is an irregularly shaped parcel containing a convenience store at the center, fueling station along the Route 80 frontage, and diesel fueling station at the rear; the structures are surrounded by an expansive asphalt area with parking located around the store and along the Route 11 frontage and tractor trailer parking at the rear; the subject parcel has three full-access driveways, two to NYS Route 11 and one to NYS Route 80, along with cross-access to the Kinney Drugs and their driveway to the north and the Quality Inn and their driveway to the east;

ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to NYS Routes 11 or 80 will be permitted; and

- the applicant is proposing to relocate the diesel exhaust fluid (DEF) tank adjacent to the rubbish enclosure and reroute the DEF piping from the current dispensers to the updated DEF tank location; the applicant is also proposing to remove the curb next to the fueling canopy to allow for better truck circulation around the refueling island and to allow better drainage; and
- per the Environmental Assessment Form (EAF) dated 8/12/25, 0.47 acres of the site will be disturbed by the proposed project and 800 sf of new impervious service will be constructed; all stormwater discharges will be directed to established storm drains on site; and
- per the referral form, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Village of Tully Wastewater Treatment Plant service area; and

- per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located at the intersection of NYS Route 11 and 80 at the southwest corner of the site; and
- the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along either the NYS Routes 11 or 80 frontages; and
- the site is located over, or immediately adjoining, primary and principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and
- per EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory; and
- 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;



Z-25-266

Z-25-273 SITE PLAN

See Also Case: Terrence Nolan

Battery Energy Storage System

Z-25-274 at 426 East Brighton Avenue Tax Map # 061.-01-21.1

S-25-31 City of Syracuse

Received: 8/26/2025 30-Day Deadline: 9/25/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- the applicant is proposing to construct two 5 Megawatts Battery Energy Storage Systems (BESS) on two proposed parcels totaling 1.27 acres in a Commercial (CM) zoning district; and
- the Board is concurrently reviewing a subdivision application (S-25-27) to divide the 1.27-acre parcel into two new lots, and a special use permit to establish a "Utility, Major" land use (Z-25-274) on the site; and
- the Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; and
- 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
- per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25-acre lot into an approximately 0.48-acre lot (Proposed Lot 1) and an approximately 0.71-acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel, for which the applicant is proposing the establishment of an access and utility access easement on Proposed Lots 1 and 2; and
- per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the Existing Conditions Plan (C-1.0) dated 01/17/25, the applicant will demolish an existing single-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0) dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan

(LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and

- per the referral notice, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; and
- 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
- 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;
  - 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 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
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and



Z-25-273

Z-25-274 SPECIAL PERMIT

See Also Case: Terrence Nolan

Battery Energy Storage System

Z-25-273 at 426 East Brighton Avenue Tax Map # 061.-01-21.1

S-25-31 City of Syracuse

Received: 8/26/2025 30-Day Deadline: 9/25/2025

- General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- the applicant is proposing to construct two 5 Megawatts Battery Energy Storage Systems (BESS) on two proposed parcels totaling 1.27 acres in a Commercial (CM) zoning district; and
- the Board is concurrently reviewing a subdivision application (S-25-27) to divide the 1.27-acre parcel into two new lots, and a site plan to establish a "Utility, Major" land use (Z-25-273) on the site; and
- the Board recently recommended Disapproval of site plan (S-25-242) and subdivision (S-25-28) referrals for this project on the basis that, as presented, the project did not have adequate information to assess unique fire safety risks posed by the proposed use; in particular, the limited referral materials did not include information to document compliance with common best practices for regulation of BESS technologies, including adequate setbacks from sensitive uses, including single-family and dense multi-family housing, as well as combustible materials, notably a nearby gas station, the inclusion of an emergency response plan, and coordination with first responders regarding fire detection systems, monitoring and training, and the inclusion of a decommissioning plan; the Board recommended that the municipality work with the New York State Energy Research and Development Authority (NYSERDA) to develop appropriate BESS regulations for projects within the City of Syracuse; and
- 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
- per the EAF dated 7/17/25, the applicant is seeking the subdivision of the existing parcel into two parcels for tax purposes; per the Lot Split Plan (LS-1.0), dated 01/17/25, the applicant seeks to divide an existing approximately 1.25-acre lot into an approximately 0.48-acre lot (Proposed Lot 1) and an approximately 0.71-acre lot (Proposed Lot 2); the subdivision of the existing lot would result the creation of Proposed Lot 2 as a landlocked parcel, for which the applicant is proposing the establishment of an access and utility access easement on Proposed Lots 1 and 2; and
- per the EAF dated 7/17/25, the applicant is requesting a special permit to install two 5Mw battery energy storage systems on the site; per the Existing Conditions Plan (C-1.0) dated 01/17/25, the applicant will demolish an existing single-story steel building, remove the existing concrete surface on site and remove asphalt and curbing associated with the existing driveway; the applicant will also conduct minor clearing along the existing tree line at the south edge of the parcel; per the Layout and Materials Plan (C-3.0) dated 01/17/25, the applicant will install two 5Mw battery energy storage systems (BESS) on the southern portion of the parcel; the site will also include a 20'-wide driveway for vehicle access to each system; the driveway will run along the northern portion of both proposed parcels and follow an access easement established pursuant to the Lot Split Plan

(LS-1.0), dated 01/17/25; per the EAF approximately 0.8 acres of land will be disturbed; and

- per the referral notice, the applicant has retained a consulting firm (ESRG) to develop an Emergency Response Plan and Hazard Mitigation Analysis in conjunction with the City of Syracuse Fire Department; the applicant provided a "fire safety System and BMS Overview" dated September 2023; the document cites the intent to provide a site specific emergency response plan and site-specific hazard mitigation analysis; this overview document was not provided with the prior or current referral materials, nor a full Emergency Response Plan or Hazard Mitigation Analysis; and
- 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
- 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 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
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and



Z-25-274

S-25-30 **PRELIMINARY** See Also Case: SUBDIVISION Greenhouse Manufacturing Ashoke Bose Tax Map # 042.-02-05.0, 042.-02-06.0, at 2956, 2960 & 2964 East Genesee Street Z-25-268 City of Syracuse Z-25-269 Received: 8/22/2025 30-Day Deadline: 9/21/2025 General Municipal Law Section 239-n allows the County Planning Board to review the 1 approval of subdivisions and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and the applicant is proposing to combine three parcels into one new lot, Lot 171A (0.372 2 acres), to allow for the construction of a greenhouse manufacturing building in a Neighborhood Center (MX-2) zoning district; and the Board is concurrently reviewing a site plan review application (Z-25-268) to establish 3 a "Manufacturing, General" land use to construct a 50' X 50' greenhouse manufacturing facility on 0.372 acres in a Neighborhood Center zoning district and a preliminary subdivision review (S-25-30) to combine three parcels into one new lot, Lot 171A (0.372 acres), in a Neighborhood Center (MX-2) zoning district; and per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited 4 tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 5 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and per the referral notice, the site has nearby access to City of Syracuse public drinking 6 water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and the site has nearby access to public sewers and the site is located in the Meadowbrook-7 Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and per EAF Mapper, the site may contain the Northern long-eared bat which has been listed 8 by the state or federal government as a threatened or endangered species; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage

Program or to the regional DEC Division of Environmental Permits office; and

per EAF Mapper, the site may Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site is located at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-25-257 SITE PLAN

7

8

Nicholas Beiter

at 6690 Hammersmith Drive Tax Map # 037.-10-04.2

Town of DeWitt

Received: 8/19/2025 30-Day Deadline: 9/18/2025

- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road (Route 251), a county highway; and
- the applicant is proposing to relocate and reconfigure a parking lot on a 1.2-acre parcel in a High-Tech zoning district; and
- the Board previously offered No Position on a site plan referral (Z-20-334) for a parking lot expansion with associated site improvements on this site; and
- the site is zoned High-Tech, with various businesses surrounding; the site is north of the intersection of Fly Road and Kirkville Road, both County-owned, and directly at the intersection of Fly Road and Hammersmith Drive, a local road; the former Bishop Grimes school is located south of the site; there is a single-family neighborhood to the west of the site; directly north across Hammersmith Drive, construction work currently taking place on a new high-tech manufacturing facility (TTM Technologies); and
- the site currently houses a tax preparation service in an existing frame building, and an existing asphalt parking lot on the western portion of the site that is approximately 13,300 sf; a low area on the side of the parking lot between Hammersmith Drive and the parking lot is retained because of an existing French drain that extends around half of the building, starting at the left front corner of the building, and depositing water in the low area; and
- the applicant is proposing to reduce the existing parking lot footprint by approximately 350 sf (12,950 sf) and shift the parking lot 13' away from an adjacent drainage easement and marsh area to elevate the parking lot to fix a "water degradation and safety issue"; these changes would involve repaving and the planting of 15 native shrubs at the back of the site behind the parking lot to help mitigate water buildup; work also includes the removal of a drain pipe from the low area where French drain water is deposited; and
  - the site currently has access from Hammersmith Drive, a local road; no changes to access are being proposed at this time; site plans (which are not dated) show that the proposed restructured parking lot will have the same number of parking spots (29); and
  - per site plans, there is a 20-foot wide drainage easement (easement holder not indicated) running along the southern property line, and a 12-foot wide sanitary sewer easement for a Town-owned gravity sewer running along the northern property line; at the front of the site facing Hammersmith Drive, there is a Niagara Mohawk Power Corp. and New York Telephone Co. easement; and
- per the EAF dated 7/25/2025, 0.4 acres of the site will be disturbed by the proposed work; stormwater will flow across the parking lot to the established existing drainage system / easement; and
- per the EAF, a portion of the site, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency; GIS informational wetland mapping indicates that a portion of the site along the southern property boundary, may contain state wetlands and/or the 100-foot state wetland buffer, which appears may be in the vicinity of the project area; per the referral notice, a joint application has been submitted to the NYS DEC and U.S. Army Corp of Engineers, and review is underway; and

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

- the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- the EAF states that the site of the proposed action contains the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species;

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



Z-25-257

Z-25-258 SITE PLAN

2

5

6

7

Joseph Piraino

at 104 Jamesville Road Tax Map # 060.-03-05.0

Town of DeWitt

Received: 8/20/2025 30-Day Deadline: 9/19/2025

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road (Route 7), a county highway, and East Genesee Street (Route 92), a state highway; and

- the applicant is proposing to convert an existing office building into six two-bedroom apartments on a 0.32-acre parcel in a Business Transitional zoning district; and
- the site is located along Jamesville Road; a mix of land uses surrounds the site, including a small apartment complex, a commercial plaza, a former Tops Market, the Dewittshire neighborhood of single-family homes, and the Moses-DeWitt Elementary School; and
- aerial imagery dated May 2024 shows an approximately 3-story office building with a 1,850 sf footprint, an existing parking lot, and existing sidewalks along Jamesville Road, a county-owned road;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Jamesville Road must meet Department requirements; and per the Dewittshire Building Renovation Plan, dated 7/30/2025, the existing office building will be converted into a 6-unit apartment building; the site will contain a parking lot with 20 parking spaces at the rear of the building and an accessible parking space to be located at the front of the building; the plan shows that existing sidewalk along

per the referral notice, the site is served by public drinking water and the applicant does not note any change in use; and

Jamesville Road will remain and new landscaping will be installed; and

- the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow and the applicant does not note any change in use; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online at http://www.ongov.net/wep/CapacityAssuranceReviews.html; 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 within a priority zone; per aerial imagery, sidewalks exist along Jamesville Road and the building renovation plan provided by the applicant indicated that sidewalks will be maintained along the Jamesville Road frontage; and
- the site may contain the Indiana bat and/or Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and ADVISORY NOTE: Given that the site may contain the federally and state endangered least bittern or its associated habitat, the applicant is encourage to consult with the US

Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species; and

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

ADVISORY NOTE: Projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the NYS Historic Preservation Office; and



Z-25-258

10

## Z-25-262 LOCAL LAW

Town of Salina Accessory Structures
Tax Map #

Town of Salina

Received: 8/21/2025 30-Day Deadline: 9/20/2025

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

## No Map Available

Z-25-262

Z-25-268 SITE PLAN See Also Case: Ashoke Bose Greenhouse Manufacturing Tax Map # 042.-02-05.0, 042.-02-06.0, at 2956, 2960 & 2964 East Genesee Street S-25-30 City of Syracuse Z-25-269 Received: 8/22/2025 30-Day Deadline: 9/21/2025 General Municipal Law Section 239-m allows the County Planning Board to review 1 approval of site plans and the site is located within 500 feet of Meadow Brook, a countyowned drainage channel; and the applicant is proposing to construct a 50'x50' greenhouse manufacturing facility on 2 0.372 acres in a Neighborhood Center zoning district; and the Board is concurrently reviewing a special permit referral (Z-25-269) to establish a 3 "Manufacturing, General" land use, and a preliminary subdivision referral (S-25-30) to combine three parcels into one new lot, for the proposed project; and per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited 4 tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 5 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and per the referral notice, the site has nearby access to City of Syracuse public drinking 6 water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and the site has nearby access to public sewers and the site is located in the Meadowbrook-7 Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and per EAF Mapper, the site may contain the Northern long-eared bat which has been listed 8 by the state or federal government as a threatened or endangered species; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site is located at or near the Edgehill Park, which is listed on, or has been nominated, 9 or is eligible for designation, by the NYS Board of Historic Preservation for inclusion on,

the State or National Register of Historic Places;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS

Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-25-268

Z-25-269 SPECIAL PERMIT

See Also Case: Ashoke Bose Greenhouse Manufacturing

S-25-30 at 2956, 2960 & 2964 East Genesee Street Tax Map # 042.-02-05.0, 042.-02-06.0,

Z-25-268 City of Syracuse

Received: 8/22/2025 30-Day Deadline: 9/21/2025

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

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

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

  ADVISORY NOTE: Box the NYS Department of Environmental Concentration (DEC) if
  - 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
- per EAF Mapper, the site may Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site is located at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

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



Z-25-269

10

Z-25-271 SITE PLAN

5

8

Tom Cerio Mizpah Tower

at 350 Montgomery Street Tax Map # 102.-01-07.0

City of Syracuse

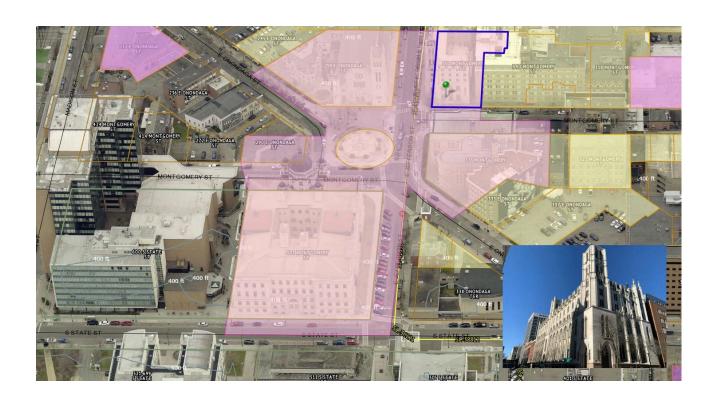
Received: 8/22/2025 30-Day Deadline: 9/21/2025

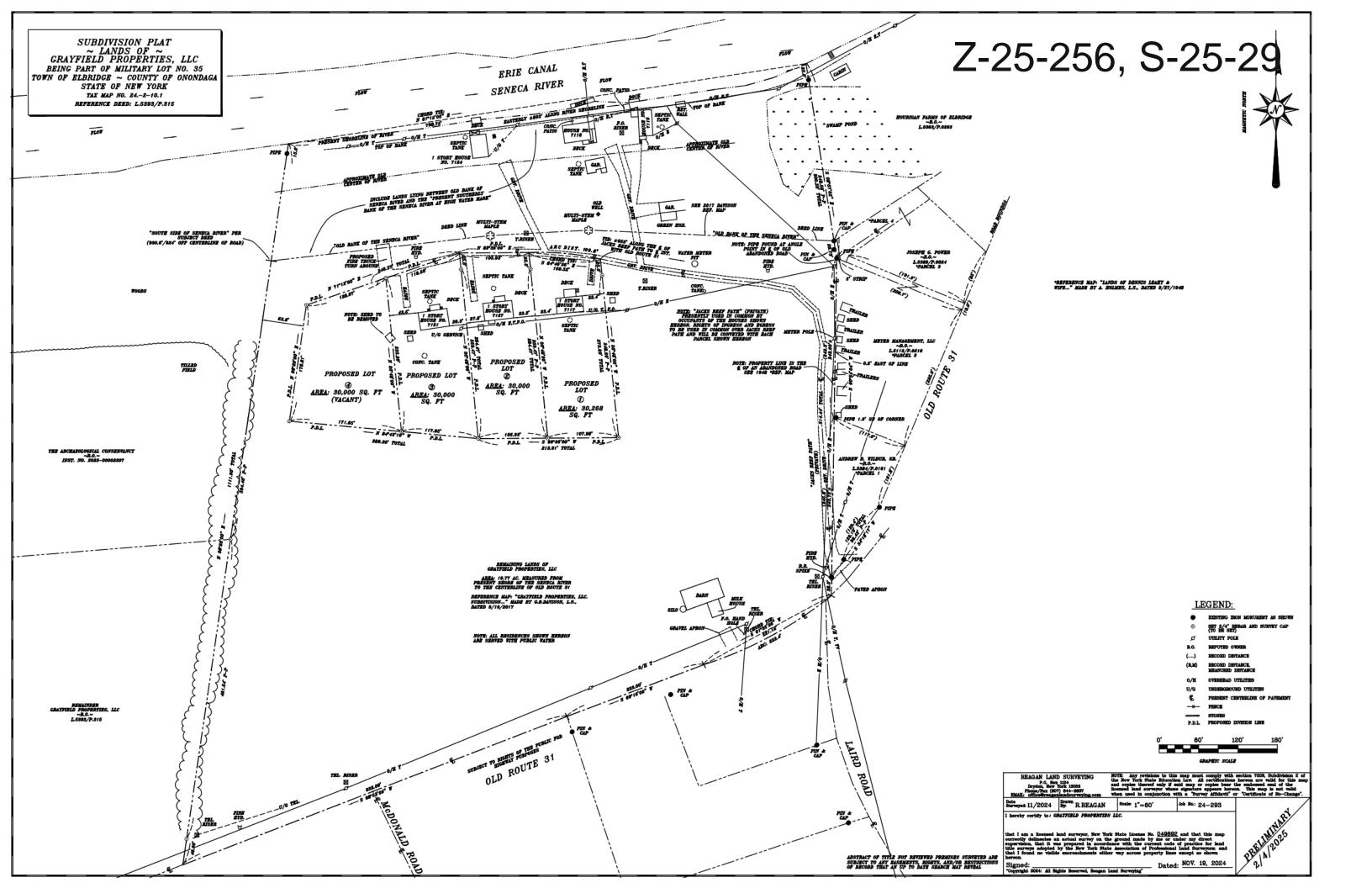
- General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Carnegie Building, the Onondaga County Library at the Galleries, the County Courthouse, the John H. Mulroy Civic Center and the County Office Building, all county-owned facilities; and
- the applicant is proposing renovations to convert a vacant church building into a mixeduse residential, office, assembly and restaurant/bar, on a 0.35-acre parcel in a Central Business (MX-5) zoning district; and
- the site is located in Downtown Syracuse and consists of the Mizpah Tower, a four-story masonry building constructed in 1914; the building is the former site of the First Baptist Church; surrounding land uses include a mix of residential, commercial and institutional uses including the Y.M.C.A. athletic center and Senior Apartments, 317 @ Montgomery Street, Onondaga County offices at the Carnegie Building, Cathedral of the Immaculate Conception and Cathedral Square, and the Onondaga County Courthouse; and
- per the Environmental Assessment Form (EAF) dated 10/29/2024, the applicant is proposing mixed-use occupancy involving the construction of nine residential units, event space, restaurant and café space, and office space; the applicant submitted several interior plans, including floor plans and furniture plans dated 05/22/2025, for the ground floor, depicting the main sanctuary space and lobby; the applicant also submitted floor plans for the proposed apartments dated 11/07/2022; exterior changes, which necessitate Certificate of Appropriateness review by the City of Syracuse Landmark Preservation Board, include a fire escape and window and door replacement; and
  - per the site plan, dated 01/07/2025, exterior changes will include two exterior steel fire escapes leading to the shared alley adjacent to the Syracuse Y.M.C.A. building, spaces for 4-6 95 gallon garbage cans, and an elevated steel platform for HVAC units; the site plan shows existing masonry steps to remain along Montgomery and East Jefferson Street frontages; the plan also shows existing street trees along the concrete sidewalk within the Montgomery Street and East Jefferson Street rights-of-way; and
- per the referral notice, the site is served by public drinking water; per the EAF the applicant is proposing an increase of the existing service for the Mizpah Tower site;
- per the referral notice, the site is served by public sewers and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area and no changes to existing service are proposed; an increase in usage is likely given proposed new uses; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html; and
  - per the Central New York Regional Transportation Authority (CENTRO), the site is located near several bus stops on South Salina Street and East Washington street and is located less than ½ mile from the Centro Transit Hub; and

- per EAF Mapper, the project is within 2,000 feet of a site (ID: DEC IDs: 734060, C734148, C734162) listed in the NYS Department of Environmental Conservation Environmental Site Remediation database; and
- the site is within the Montgomery Street-Columbus Circle Historic District which is listed 10 on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site is within the Columbus Circle Preservation District which is a Local Preservation District; the site is located near several historic resources, including several properties that are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places including the Central New York Telephone and Telegraph Building, St. Paul's Cathedral and Parish House, Plymouth Congregational Church; nearby historic districts also include the South Salina Street Downtown Historic District, South Salina Street Downtown Historic District Expansion, Montgomery St-Columbus Circle Historic District Boundary Expansion/Reduction; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and the site may contain the Peregrine falcon which has been listed by the state or federal 11 government as a threatened or endangered species (per EAF Mapper); ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a

request for a project screening should be submitted to the New York Natural Heritage

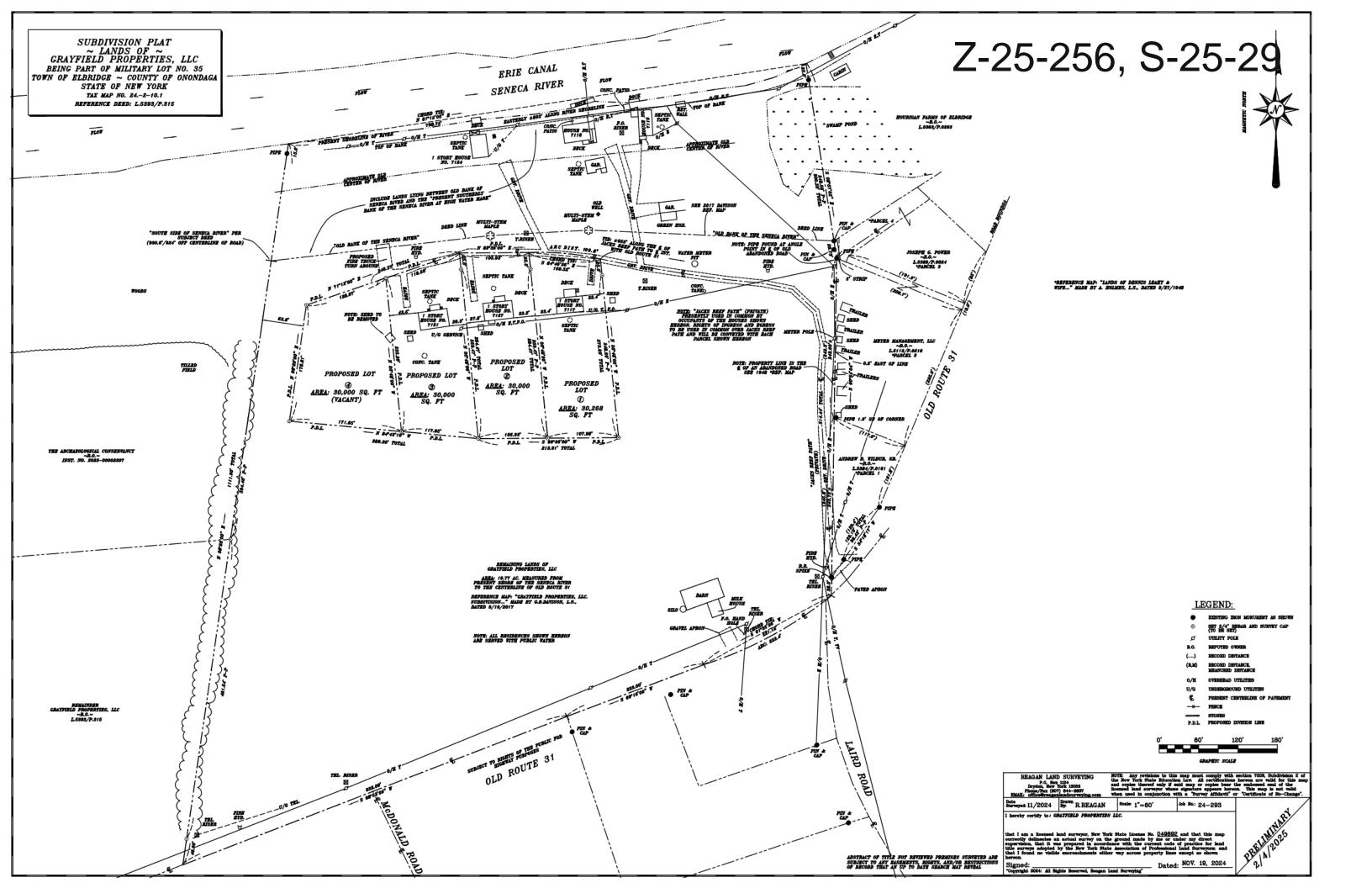
Program or to the regional DEC Division of Environmental Permits office; and





Z-25-249 N 68'46'10" E 192.99' EXISTING ASPHALT TO REMAIN 6 PARKING SPOTS EXISTING ASPHALT PARKING AREA TO REMAIN EXG ON GRADE OVERHEAD DOOR STORAGE AREA 18'4" X 23'0" 1081 SQ FT 423 SQ FT EXISTING ASPHALT TO REMAIN EXG 36" DR EXG DR AND STEPS EXG ELEC EXG DR AND STEPS EXG INFILLED DR NEW STEPS 8'-0" W OPNG EXG II'W RAISED HT OVERHEAD DOOR EXG INFILLED DR COUNTER 2 PARKING SPOTS EXG FUR NEW PLATFORM PXG 36' EXG 36' LEVEL VEST EXISTING ASPHALT PARKING AREA TO REMAIN REMOVE THIS
DOOR FOR
CLEARANCE <u>VEST</u> < EXISTING GRASS AREA TO REMAIN - MECHANICAL LOFT ABOVE MAIN AREA POPCORN AND FOOD PREP 90'5" X 58'0" 5539 SQ FT '...MODIFY GRADE '...AT NEW CONC EXG 36" DR EXG HC BATH SEE REQ MOD <u>SALES</u> -EXG LAUNDRY NĚW INCLINED / SALES COUNTERING 36" DR CONCRETE SIDEWALK-EXG FOUNTAIN/ INSTALL NEW +/-/43' LONG/ FLIP 36 DR SEE REQ MOD COMMUNITY/ CLASS ROOM 24'0" X 16'0" <u>OFFICE</u> 14'0" X 9'3" <u>OFFICE</u> 14'0" X 9'3" SALES DISPLAYS EXG 36" DR 5' WALKWAY EXISTING ASPHALT TO REMAIN HANDICAP SPACE 2 PARKING SPOTS EXISTING ASPHALT PARKING AREA EXISTING CURB CUT TO REMAIN TO REMAIN MELENCY ON. 5 53'43'20" E 213.51' HANDICAP SPACE MA & PA's KETTLE CORN GROUP 1 DESIGN **# POPCORN FACTORY** FLOOR PLAN SCALE : 1/8" = 1'-0" NEW LOCATION SHEILA WEED-ARCHITECT 317 S. COLLINGWOOD AVENUE SYRACUSE, NY 13206 GROUPONEDESIGN, SHEILA@VERIZON,NET 315-434-1844 806 OLD LIVERPOOL RD / LIVERPOOL, NY 13088 8/6/2025 SCALE FLOOR PLAN and PARTIAL SITE PLAN AS NOTED

Z-25-251 C&S Engineers, Inc. 499 Col. Eileen Collins Blvd. Syracuse, New York 13212 Phone: 315-455-2000 Fax 315-455-9667 www.cscos.com PARKING LOT PARKING LOT-EXISTING PROPERTY LINE (TYP.) - EXISTING BUILDING RESPONSE ADVERTISING, LLC 100 FARREL ROAD SYRACUSE, NY 13209 В N.Y.S. Route 48 - State Fair Blvd. LEGEND: DELINEATED WETLANDS 100' WETLAND BUFFER 425.42'± PROPOSED ACCESS ROAD 10' PROPERTY BUFFER LINE PARCEL BOUNDARY LINE ARK DATE DESCRIPTION EXISTING BILLBOARD SITE LOCATION REVISIONS ROJECT NO: BB9.001.001 EXISTING FENCE LINE \_\_\_x\_\_ JULY 2025 N.Y.S. Route 48 - State Fair Blvd. un DRAWN BY: J. OSWALD EXISTING TREELINE EXISTING BUILDING CHECKED BY: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7299 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW 0 UTILITY POLE PROPOSED BILLBOARD - OE OVERHEAD ELECTRIC LINE - 40" PROPERTY EXISTING UTILITY BUFFER LINE LIGHT POLE PROPOSED 15'-0" WIDE GRAVEL -FACILITY ACCESS ROAD **PROPOSED** FIRE HYDRANT SITE PLAN SITE LOCATION PROPOSED BILLBOARD EXISTING BILLBOARD C-102 A1 PROPOSED SITE PLAN 2



## Z-25-260, 261

#### PROPOSED RENOVATION FOR:

#### LITTLE CAESARS

#### 2265 DOWNER STREET **BALDWINSVILLE. NY 13027**

### **GENERAL NOTES**

- ALL DRAWINGS IN THE SET FOR THIS PROJECT ARE INTERRELATED AND SHALL BE REVIEWED IN THEIR TOTALITY BY THE SPECIFIC CONSTRUCTION TRADES TOTALITY BY THE SPECIFIC CONSTRUCTION TRADE PEOPLE INVOLVED. THE DRAWINGS HEREIN SHALL BE CONSIDERED AS A WHOLE AND SHALL NOT BE DISTRIBUTED ON AN INDIVIDUAL BASIS. THE SPECIFIC TRADES SHALL BE REQUIRED TO COORDINATE ALL WORK AND SHALL BE RESPONSIBLE FOR THE REPORTING TO THE ARCHITECT OF ANY PLANNING CONFLICTS. DISCREPANCIES, AMBIGUITIES, AN ERRORS OBSERVED IN THE DRAWING SET PRIOR TO MINTEL ALL WORK AND SHALL BE REPORTED. INSTALLATION OF WORK
- ALL COSTS REQUIRED TO CONSTRUCT THE WORK ALL COSTS REQUIRED TO COSTS TROOT THE WORK
  AS GENERALLY INTENDED AND SPECIFIED HEREIN
  SHALL BE CONSIDERED AND COMPENSATED FOR BY
  THE CONTRACTOR AND BE INCLUDED IN THE
  CONTRACTOR BID. NO ADDITIONAL PAYMENT WILL
  BE CONSIDERED FOR CONTRACTOR'S FAILURE TO
- ALL MATERIALS SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THESE CONSTRUCTION AS INDICATED ON THESE CONSTRUCTION
  DOCUMENTS. ALL WORK PERFORMED SHALL BE
  EXECUTED IN A WORKMANLIKE MANNER AND
  ACCORDING TO CURRENT INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE. IN ADDITION, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND FEDERAL CODES GOVERNING CONSTRUCTION OPERATIONS ON THIS SITE.
- NOT ALL GAS, POWER, WATER, SEWER OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES ON SITE WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR PRIVATE PROPERTY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED INTERNIPTIONS OF UTILITY SERVICE WITH THE OWNER, AND PROVIDE TO THE OWNER A MINIMIM ME C24 ACID IN DUTCE OF SUCH MINIMUM OF 24 HOUR NOTICE OF SUCH
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTRACT AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. THE OPTION OF THE OWNER ANDIOR ARCHITECT TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT HIE TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN ON ON PINER TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MESURES IN, ON OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MANTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL AS REQUIRED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WORK SITE AND SURROUNDINGS FREE OF ALL CONSTRUCTION RELATED DEBRIS ON A DAILY BASIS. IN ADDITION TO RUBBISH REMOVAL, SITE MAINTENANCE SHALL INCLUDE CONTAINMENT MEASURES AS REQUIRED TO LIMIT THE DISPERSION OF CONSTRUCTION RELATED DUST AND OTHER AIRBORNE MATERIAL.
- THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS AND CHECK ALL DIMENSIONS NECESSARY FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THE DRAWINGS AND/OR NOTED WITHIN THE SPECIFICATIONS, BOTH PRIOR NO IED WITHIN THE SPECIFICATIONS, BOTH PRIOR TO AND DURING THE PROSECUTION OF THE WORK. THE CONTRACTOR SHALL MAKE ALL NECESSARY MEASUREMENTS TO PREVENT MISFITTING IN SAID WORK LOCATIONS, SIZES AND ELEVATIONS ARE APPROXIMATE THE EXISTING CONFIGURATION OF UTILITIES MUST BE VERIFIED ON SITE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AT THE LOCATION OF WORK AND MODIFY THE BID PROPOSAL AS REQUIRED TO COMPENSATE FOR THE ACTUAL FIELD CONDITIONS

- 9 ANY WORK DONE WITHOUT LINES AND GRADES BEING GIVEN, OR BEYOND THE LINES AND GRADES SHOWN ON THE DRAWINGS OR OTHERWISE GIVEN EXTRA WORK DONE WITHOUT AUTHORITY OR ANY OTHER WORK WHICH FAILS TO COMPLY WITH THE CONTRACT DOCUMENTS WILL BE CONSIDERED UNAUTHORIZED AND AT THE EXPENSE OF CONTRACTOR.
- 10. ALL CONSTRUCTION OPERATIONS AND RELATED WORK TO BE PERFORMED AT THE CONSTRUCTION SITE SHALL BE CONTAINED WITHIN THE PROPERTY LINES SURROUNDING THE LOCATION OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AS TO THE LOCATION AND AVAILABILITY OF STORAGE AND STAGING AREAS WHICH THE CONTRACTOR MAY REQUIRE.
- 11. ALL EXISTING UTILITIES SHALL REMAIN IN PLACE EXCEPT WHERE MODIFICATION OR RELOCATION OF EXISTING UTILITIES IS REQUIRED FOR PLACEMENT
- SUBMITTALS AND/OR SAMPLES OF MATERIALS, FIXTURES AND EQUIPMENT AS REQUIRED BY THE OWNER/ARCHITECT PRIOR TO PURCHASE AND INSTALLATION OF PROPOSED ITEMS.
- 13 THE CONTRACTOR SHALL NOT SCALE DRAWINGS DIMENSIONS AS SHOWN ON DRAWINGS SHALL GOVERN.
- 14. PROVIDE AND INSTALL FIRE-RETARDANT TREATED
- 15. CONSTRUCTION OPERATIONS PRODUCING SHALL BE LIMITED TO AND PERFORMED DURING DAYLIGHT HOURS AFTER 8AM ON WEEKDAYS ONLY AN AFTER HOURS WORK PERMIT MAY BE ISSUED BY THE DEPARTMENT OF BUILDINGS FOR WORK ON THE
- 16. NO CONCRETE SHALL BE PLACED WHEN LOCAL WEATHER FORECASTS INDICATE THAT SUB-FREEZING WEATHER MAY OCCUR WITHIN 48 HOURS OF THE POUR.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYMENT OF ALL PERMIT FEES.
- 18. WHERE A CONFLICT IS FOUND IN THESE DRAWINGS IN WHICH DIFFERENT MATERIALS OR ASSEMBLIES ARE INDICATED TO BE INSTALLED AT THE SAME LOCATION, THE CONTRACTOR SHALL ASSUME FOR THE PURPOSES OF BIDDING AND CONSTRUCTION THAT THE MOST COSTLY ALTERNATIVE IS TO BE PROVIDED AND INSTALLED.
- COORDINATE WITH THE BUILDING MANAGEMENT FOR ANY ACCESS REQUIRED FOR SPACES NOT WITHIN THE TENANT SPACE.

### **GENERAL DEMOLITION NOTES**

- DISPOSE OF ALL DEMOLITION AND CONSTRUCTION RELATED REFUSE IN A MANNER STRICTLY CONFORMING TO AND IN ACCORDANCE WITH ALL APPLICABLE
- THE CONTRACTOR SHALL PROTECT ALL AREAS, SURFACES AND FINISHES NOT INCLUDED WITHIN THE SCOPE OF DEMOLITION WORK. BARRICADES AND TEMPORARY IMPERMEABLE DUST BARRIERS AMONG OTHER METHODS, BARRIERS AMONG OTHER ME HOUS,
  SHALL BE UTILIZED AS REQUIRED TO
  MAINTAIN OCCUPIED AREAS IN A SAFE AND
  CLEAN MANNER DURING DEMOLITION
  OPERATIONS AND THROUGHOUT THE
  DURATION OF CONSTRUCTION ACTIVITIES.
- PRIOR TO COMMENCING DEMOLITION TEMPORARY BRACING AND SHORING AS REQUIRED TO TO MAINTAIN STABILITY OF THE EXISTING STRUCTURE DURING THE EXISTING STAUCTURE DUTING DEMOLITION AND THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, DESIGN AND INSTALLATION OF BRACING AND HORNING IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER, ANY TEMPORARY STRUCTURAL REINFORCEMENT MUST BE APPROVED BY THE LANDLORD PRIOR TO EXECUTION.
- DEMOLISH AND REMOVE ALL GYPSUM BOARD PARTITIONS, CEILINGS, CEILING AND ROOF FRAMING AND ASSOCIATED FINISHES AS INDICATED ON THE DRAWINGS FOR REMOVAL, AND AS REQUIRED FOR INSTALLATION OF NEW MODE.
- . TENANT TO PROVIDE NOTIFICATION AND

#### RIGHT OF FIRST REFUSAL FOR ALL DISPOSAL BY THE CONTRACTOR.

- EXISTING UTILITIES EXPOSED DIVINING DEMOLITION SHALL BE RELOCATED, TEMPORARILY TIED-OFF, CAPPED, OR REMOVED AS REQUIRED, ALL UTILITIES SHALL BE CAPPED OR TIED OFF FLUSH WITH EXISTING FLOOR, WALL OR CEILING SURFACES TO REMAIN. CABLES AND/OR PIPES WHICH ARE BEING PERMANENTLY TAKEN OUT OF SERVICE SHALL BE IANAN OUT OF SERVICE SHALL BE REMOVED BACK TO NEAREST JUNCTION BOX, ELECTRICAL PANEL, BRANCH OR VALVE, SMOKE DETECTORS SHALL REMAIN OPERABLE DURING AND AFTER COMPLETION OF DEMOLITION WORK.
- THE CONTRACTOR SHALL BE ALL INTERIOR AND EXTERIOR BUILDING SURFACES AND FINISHES, INCLUDING FLOORS, WALLS, CEILINGS AND ROOFS. FLOURS, WALLS, CELINIGS AND KOOPS.
  SURFACES AND FINISHES DAMAGED
  DURING DEMOLITION AND CONSTRUCTION
  OPERATIONS SHALL BE RESTORED BY THE
  CONTRACTOR TO "AS NEW CONDITION" IN
  THEIR ENTIRETY, REPAINING,
  REFINISHING AND REPLACEMENT OF
  TRIMS, ET CETERA, SHALL MATCH
  EXISTING, TO THE SATISFACTION OF THE

#### APPLICABLE CODES

### BUILDING - 2020 NEW YORK STATE BUILDING CODE

### ENERGY - 2020 NEW YORK STATE ENERGY CODE ELECTRICAL - 2017 NEW YORK STATE ELECTRICAL CODE

### PLUMBING - 2020 NEW YORK STATE PLUMBING CODE FUEL GAS - 2020 NEW YORK STATE FUEL GAS CODE

ACCESSIBILITY
- 2009 NEW YORK STATE ACCESSIBILITY CODE

### HEALTH - 2010 NEW YORK STATE HEALTH FACILITIES DESIGN CODE

#### INDEX OF DRAWINGS

### GENERAL

## TITLE SHEET GENERAL NOTES MECHANICAL & LIGHTING COMCHECK

#### ARCHITECTURAL

DEMOLISH PLAN - FIRST FLOOR

## PARTITION PLAN - FIRST FLOOR FLOOR FINISH PLAN AND REFLECTED CEILING PLAN - FIRST FLOOR EQUIPMENT PLAN - FIRST FLOOR & SCHEDULE INTERIOR ELEVATIONS AND EXTERIOR ELEVATION

#### MECHANICAL

MECHANICAL SYMBOL ABBREVIATION & NOTES MECHANICAL SPECIFICATIONS MECHANICAL FLOOR & ROOF PLAN MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL SCHEDULE

#### ELECTRICAL

ELECTRICAL SYMBOL LIST, ABBREVIATION & GENERAL NOTES

## ELECTRICAL SYMBOLLIST, ABBREVIATION & GENE ELECTRICAL SPECIFICATIONS (1 OF 2) ELECTRICAL SPECIFICATIONS (2 OF 2) LIGHTING PLAN - FIRST FLOOR ELECTRICAL POWER & ROOF PLAN ELECTRICAL DETAILS ELECTRICAL PANEL SCHEDULE & RISER DIAGRAM

E-0.3 E-1.0 E-2.0 E-3.0 E-4.0

PLUMBING PLUMBING SYMBOL LIST, ABBREVIATION, GENERAL NOTES & SPECIFICATIONS

PLUMBING SPECIFICATIONS
WATER & GAS PLAN - FIRST FLOOR & ISOMETRICS
WASTE & VENT PLAN - FIRST FLOOR & ISOMETRICS
PLUMBING DETAILS

### **BUILDING DATA**

## BUILDING ADDRESS 2265 DOWNER STREE BALDWINSVILLE, NY

BUILDING HEIGHT 1 STORY

ESTABLISHMENT (16 SEATS)

#### SCOPE OF WORK

PROPOSED RENOVATION AT EXISTING COMMERCIAL SPACE WITH PARTITION, FINISH AND MEP WORK NO CHANGE IN USE, EGRESS OR OCCUPANCY.

#### PROJECT CONTACTS

LITTLE CAESAR
2265 DOWNER STREET
BALDWINSVILLE, NY 13027
CONTACT: JIIGNESH PATEL TEL: 313-471-6000 EMAIL: J@SAGACITYVP.COM ARCHITECT ZELTA DESIGN ZELTA DESIGN 139 CHESTNUT STREET NUTLEY, NEW JERSEY 07110 TEL: 973-933-6636 CONTACT: ERIK LIEPINS

OCCUPANCY GROUP B - BUSINESS

# DESIGN

WWW ZEI TADESIGN COM

139 CHESTNUT STREET NUTLEY, NJ 07110

HELLO@ZELTADESIGN.COM 973.933.6636

ISSUE	DESCRIPTION	DATE
01	INITIAL ISSUE	07/22/2025

LITTLE CAESARS

2265 DOWNER STREET BALDWINSVILLE, NY 13027

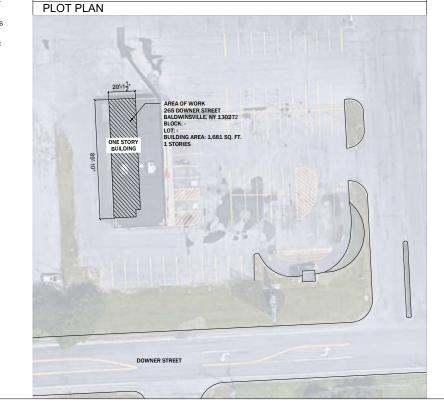


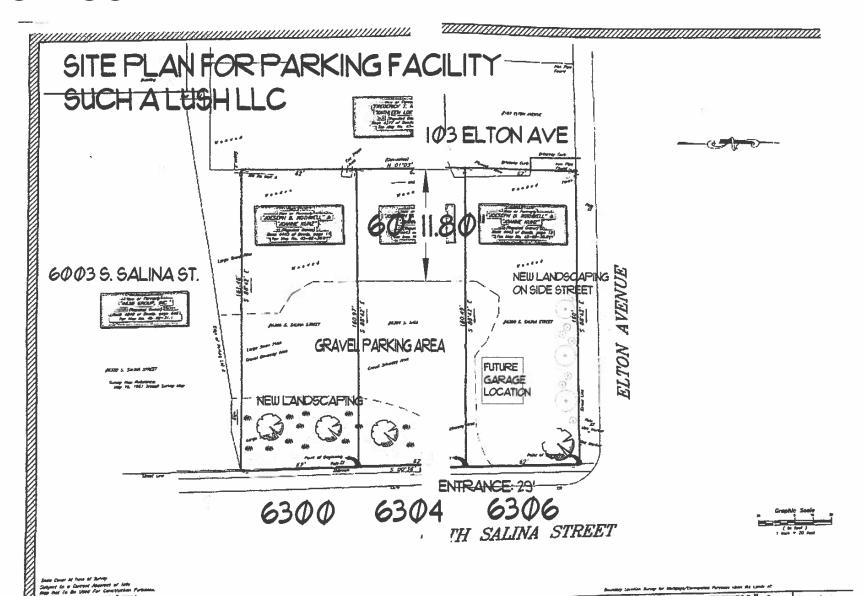
#### DATE: 07/22/2025 PROJECT NO.: Z054-25 DRAWN BY: ZD CHECKED BY: ZD SCALE: AS NOTED

DRAWING TITLE:

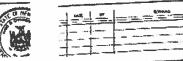
TITLE SHEET

T-1.0



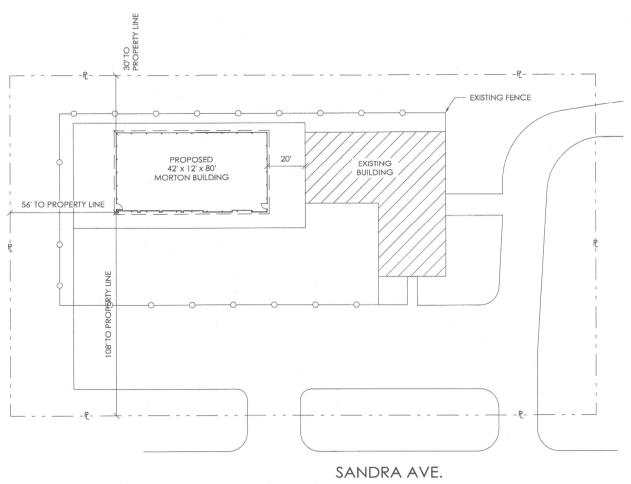


Syracuse & Tully, New York



"JOESEPH B. ROTHWELL" & "JOANNE KUNZ" Part of Farm Lot 147 fown of Unondaga

Wede By PIT Reviewed By: HBC Data: 2/19/2020 Scale: ("=20"



### DESIGN AND EXPLANATORY NOTES

- 1.) ALL PLOT PLANS AND RELATED DETAILS SHALL BE PROVIDED BY OWNER UNLESS INCORPORATED AS PART OF THESE DRAWINGS.
- 2.) NO ONE MAY ALTER ANY ARCHITECTURAL ITEM UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED / REGISTERED ARCHITECT.

#### 3.) LIMITATIONS FOR S-1 USE GROUP INCLUDE:

- A. ALL CHEMICALS STORED IN THIS BUILDING SHALL MEET THE REQUIREMENTS OF USE GROUP S-1 AS DESCRIBED IN IBC SECTION 307. ALL CHEMICALS ABOVE THE MAXIMUM ALLOWABLE QUANTITIES PER TABLES 307,1(1) AND 307,1(2) SHALL HAVE A CLOSED CUP FLASH POINT AT OR ABOVE 200 DEGREES F, MEET THE LD50 AND LC50 TOXICITY REQUIREMENTS (ORAL, DERMAL, AND INHALATION) FOR NONTOXIC CHEMICALS, MEET THE REQUIREMENT FOR NONCORROSIVE CHEMICALS, AND WILL MEET ALL OF THE OTHER LIMITS FOR MODERATE HAZARD STORAGE AS SPECIFIED IN SECTION 307 FOR HIGH-HAZARD
- B. STORAGE AND REPAIR OF COMMERCIAL MOTOR VEHICLES AND BUSES SHALL BE LIMITED TO VEHICLES WITH A GROSS VEHICLE WEIGHT RATING OF LESS THAN 10,000 LBS. OR VEHICLES DESIGNED TO TRANSPORT 15 OR LESS PASSENGERS
- C.  $\ensuremath{\mathsf{HIGH}}$   $\ensuremath{\mathsf{PILED}}$  COMBUSTIBLE STORAGE, WHERE THE TOP OF STORAGE IS GREATER THAN 12 FEET IN HEIGHT, IS NOT ALLOWED.

#### 4.) INTERIOR BY OWNER.

- A. INTERIOR WALKDOORS, FIXTURES, AND FINISHES ARE NOT BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS, AND ARE THE OWNER'S RESPONSIBILITY.
- B. 2x4 AND 2x6 STUDWALLS ARE NOT BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS, AND ARE THE OWNER'S RESPONSIBILITY.
- 5.) lacktriangle The preceding symbol identifies items throughout the plans that are NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.







SHEET INDEX				
SHEET#	DESCRIPTION			
GA1 OF GA1	BUILDING LOCATION PLAN, SPECIFICATIONS & SHEET INDEX			
A1 OF A3	SITE SPECIFICATIONS			
A2 OF A3	INTERIOR PLAN			
A3 OF A3	ELEVATIONS			

BUILDING DESIGN CRITERIA			
USE GROUP	S-1 (SEE NOTE #3)		
CONSTRUCTION TYPE	V-B		
RISK CATEGORY	IV		
BUILDING AREA	3360 SQ. FT.		



HOMER, NY JOB NO.

068-138579

P.C.

DESIGN ARCHITECTURAL & ENGINEERING GROUP,

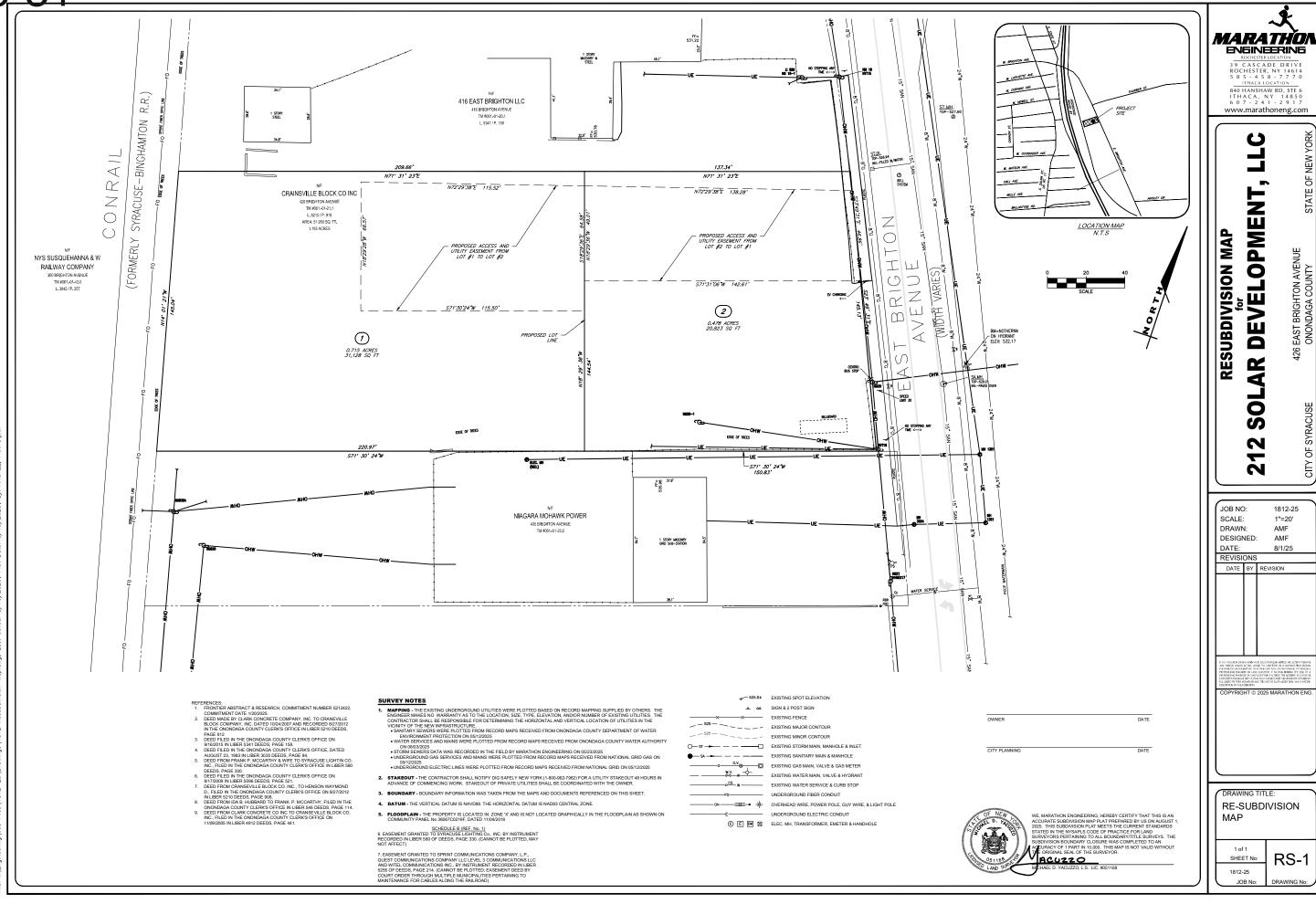
CICERO POLICE DEPARTMENT

ÄLLED

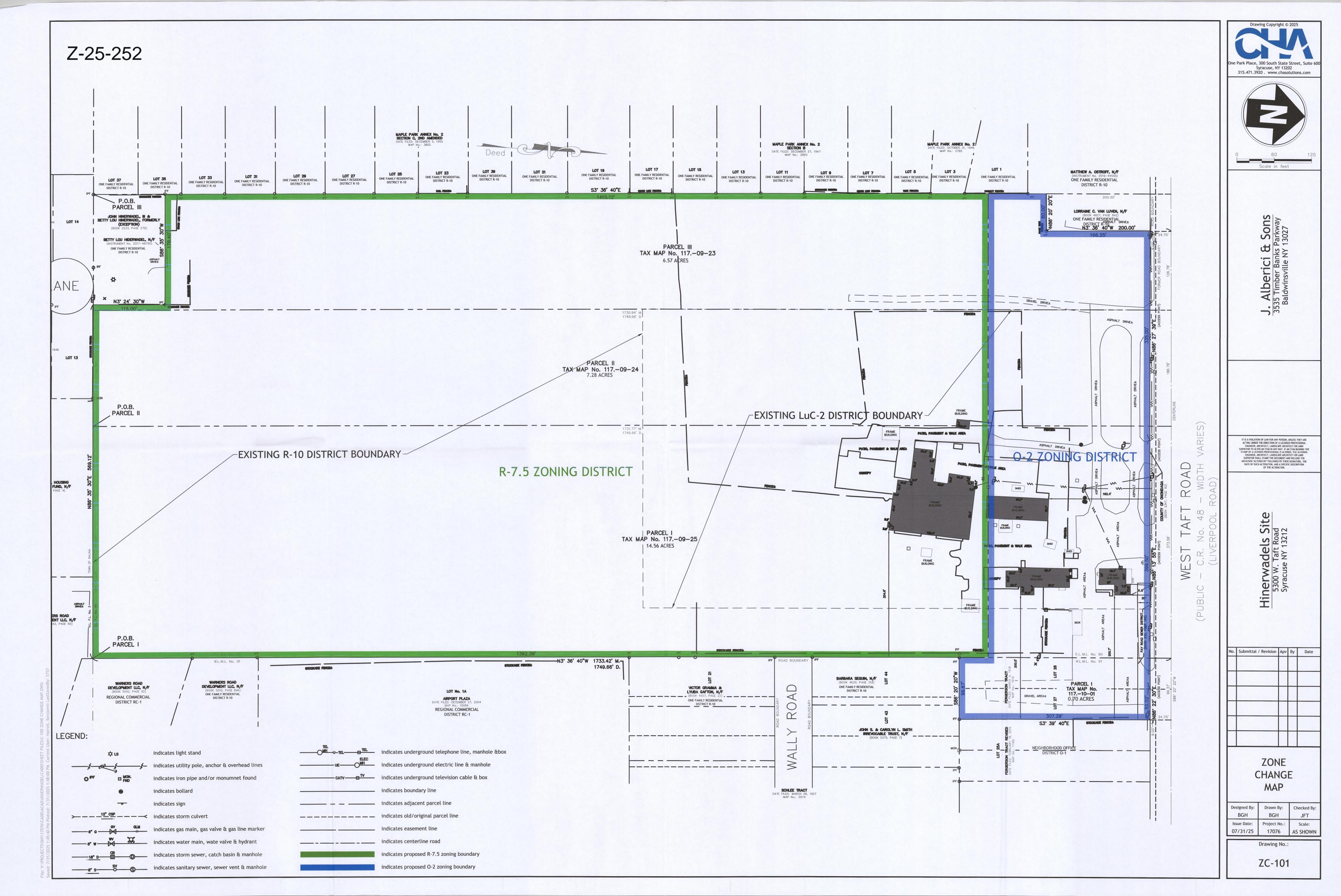
DRAWN BY:	NOSNHOLS
DATE:	5/27/2025
CHECKED BY:	KNO
DATE:	6/3/2025
REVISED DATE:	7/30/2025
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

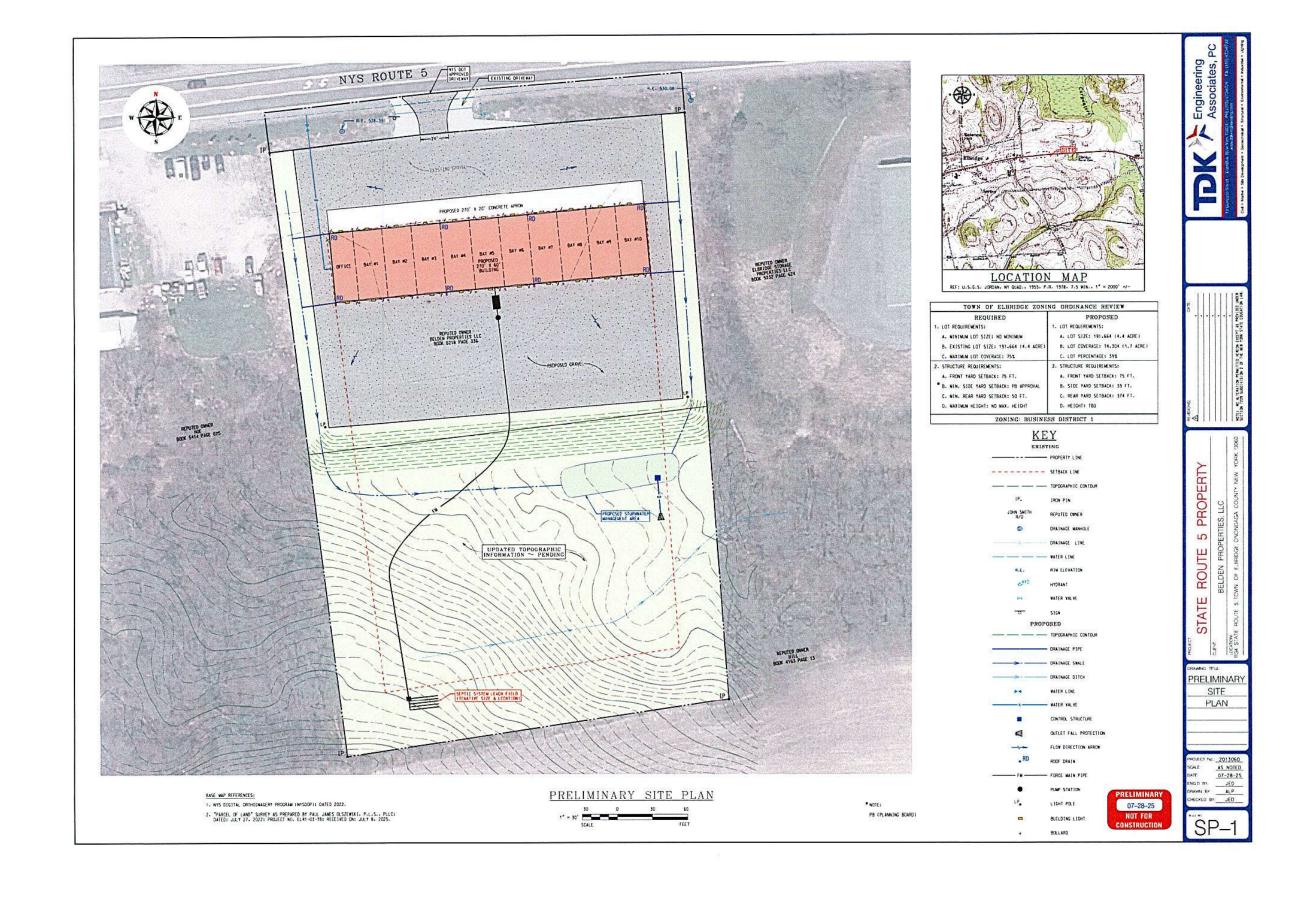


S-25-31



*MARATHON* 



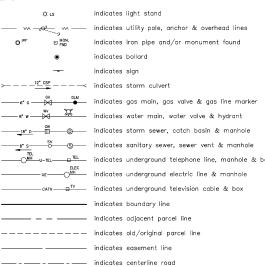


§240-18. Industrial A: General Industrial District. Regulations for the Industrial A District shall be as follows: D. Nonresidential lot and structure requirements:

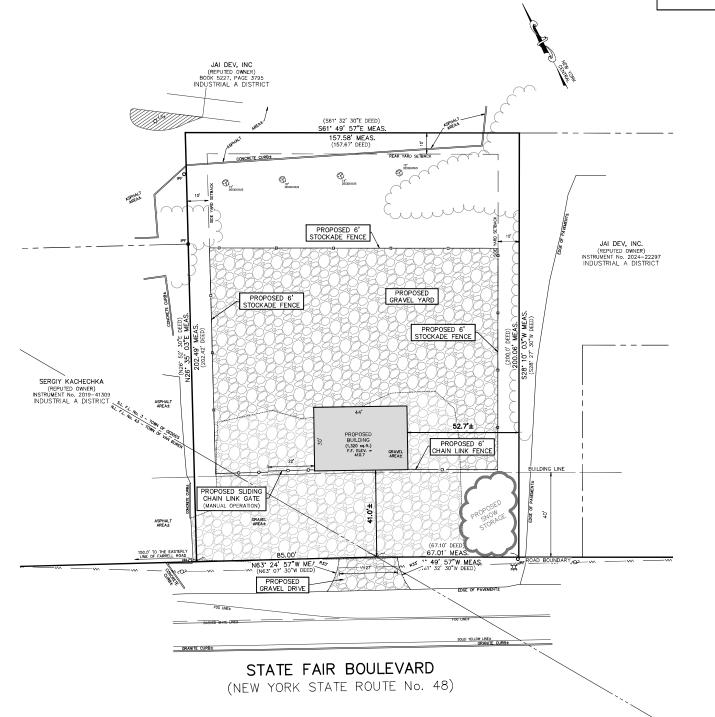
(1) Lot:

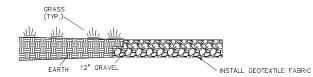
- (a) Minimum area: none.
- (b) Minimum lot width: none
- (c) Maximum lot coverage: The gross area covered by buildings, structures parking lots, storage areas, driveways and signs shall not exceed 80%. This requirement may be waived by the Town Board during site plan review or by the Board of Appeals during special permit review.
- (2) Principal and accessory structures:
- (a) Front yard setback: 40 feet.
- (b) Side yard setback: 10 feet
- (c) Rear yard setback: 10 feet.
- (d) Maximum height. No structure may exceed 55 feet unless granted an exemption by the Town Board during site plan review.

#### LEGEND:



## Z-25-259





GRAVEL DETAIL

(TYPICAL - NOT TO SCALE)



LOCATION PLAN Scale: 1" = 2000"

#### NOTES:

Total area: 0.715± acres (31,150± sq.ft.)
Total number of lots: 1
Present Zone: Town of Geddes — Industrial A District (IA)

Town of Van Buren — Local Business District (LB) Elevations referred to NAVD 88.

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. Ionuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.

The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0182F, Effective date: November 4, 2016.

#### SITE PLAN NOTES:

No sewer connection proposed. No water connection proposed. No signage proposed.

No lighting proposed. Gate will have be secured with a padlock, A key or separate padlock can be provided for emergency access.

#### STATEMENT OF USE:

- Applicant is a wholesale car dealer who is seeking special permit approval to utilize this parcel as a short term storage/parking area. The applicant typically purchases cars in bulk from auction, has them reconditioned and then sends them back out to auction. The applicant has been paying the adjoining repair shop at 7118 State Fair Bouleward to handle the reconditioning of these cars but that shop is limited on space which is limiting the amount of turnover the applicant can do.

  The applicant would like to utilize this parcel for the storage of these cars; cars will be purchased at auction and brought to this parcel where they will wait to be reconditioned. The adjoining shop will be able to pull a car out of storage, complete their work and then place it back into storage to await a final trip back to auction. Having this yard next to the shop performing the work would greatly reduce the number of times a car has to be transported. Applicant is a wholesale car dealer who is seeking special permit approval
- car has to be transported.
- A 1,320 sq.ft. metal frame building and gravel storage area is proposed. A 1,320 sq.ft. metal frame building and gravel storage area is proposed. The building will be used for a more secure storage location, no office is proposed at this time.

  — The building will have electric service.

  — The building will not have sewer, water or gas service.

  — The building will have a dark gray siding with black roof and trim. The applicant is proposing no set hours.

  There will no employees on site.

  There will be no work/maintenance/cleaning of vehicles at this site. Storage yard area will be fenced in and accessed through a gate at the front.

SITE PLAN - PROPOSED FEATURES

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

PART OF FARM LOT No. 3 PART OF FARM LOT No. 43 TOWN OF VAN BUREN ONONDAGA COUNTY, NEW YORK

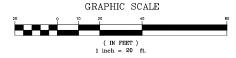


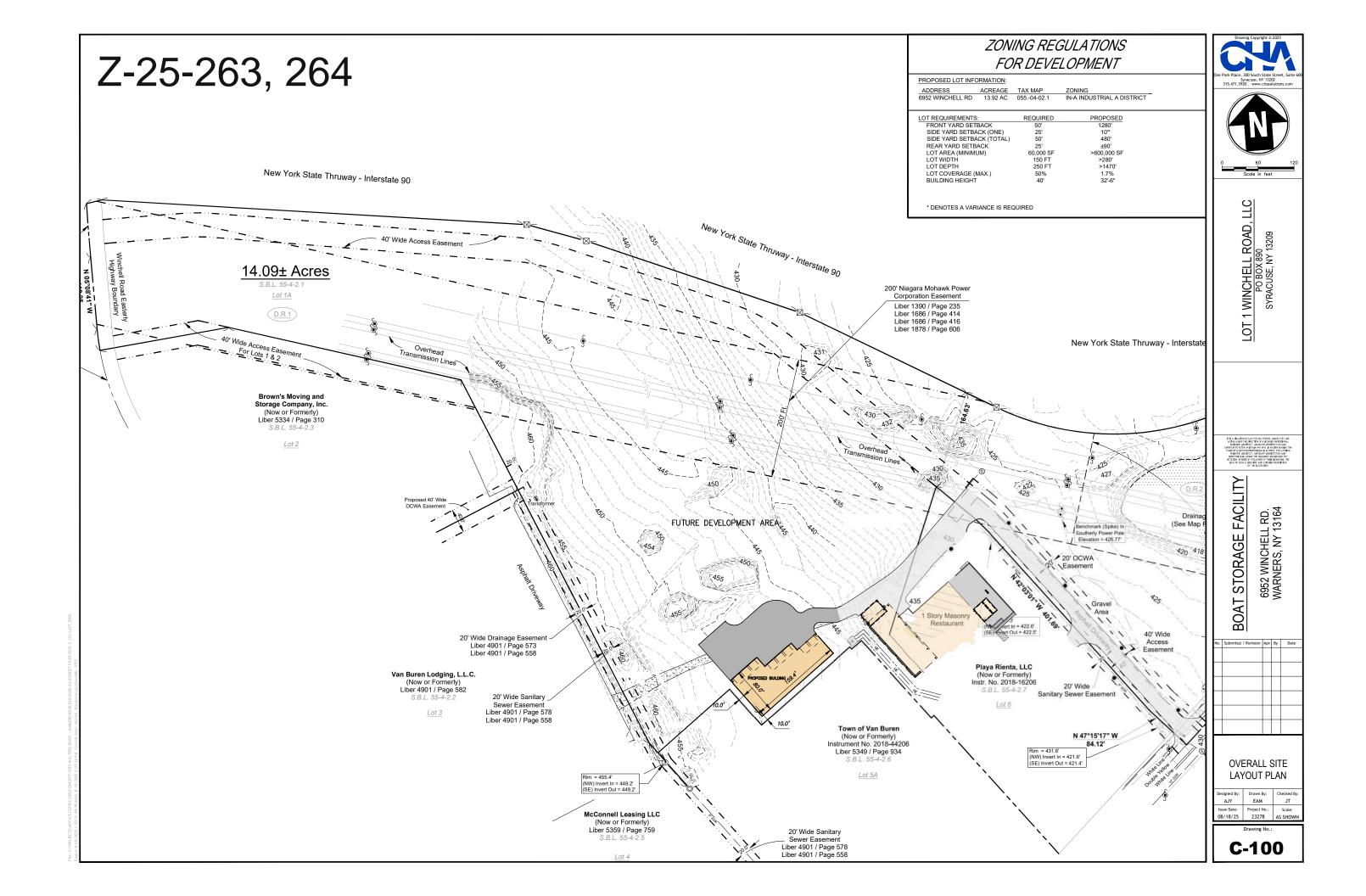
SHEET No.

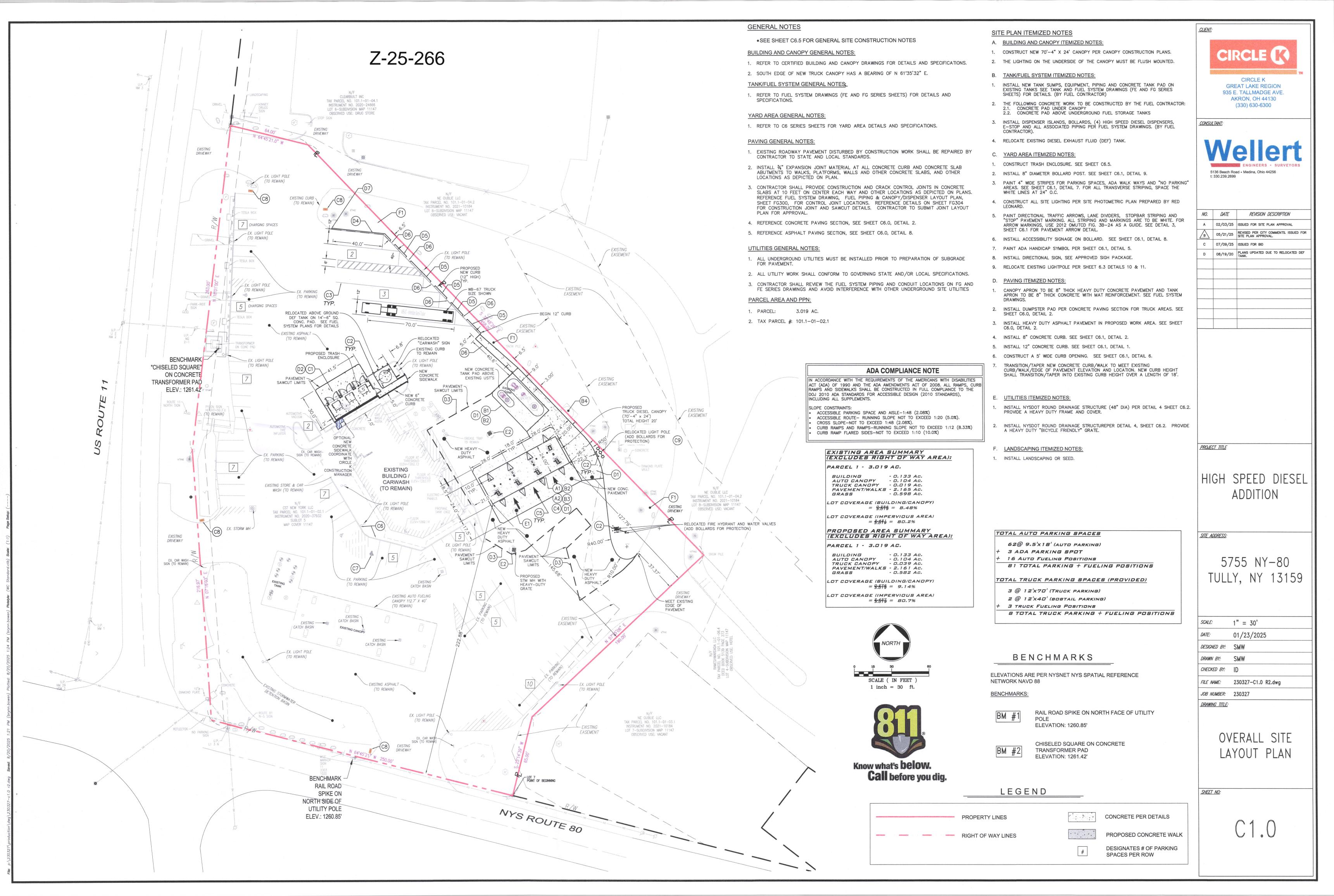
2 OF 3

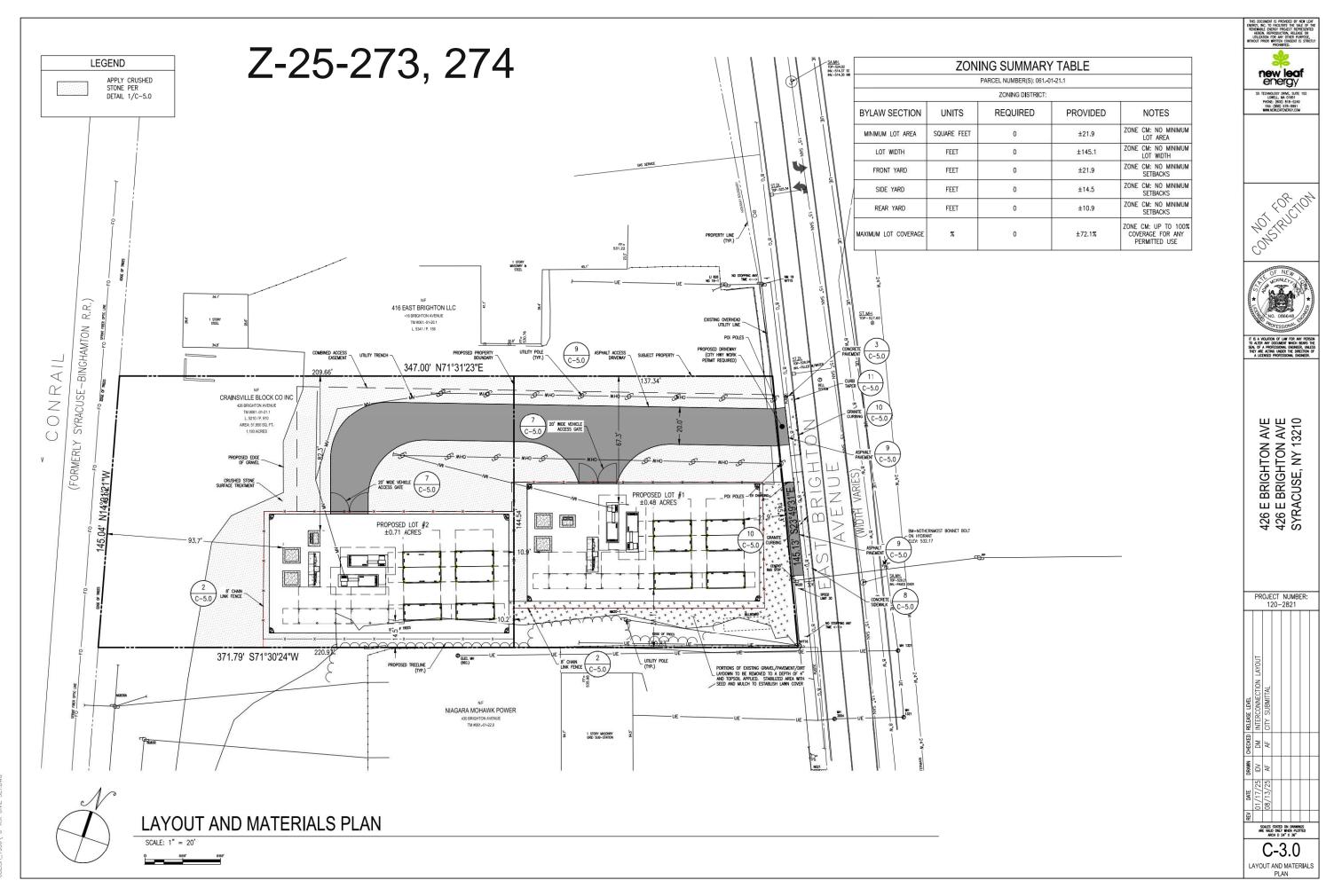
FR No. 1744

IANUZI & ROMANS LAND SURVEYING, P.C. DATE: JULY 25, 2025 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 SCALE: 1" = 20' FILE No.: 13780.001

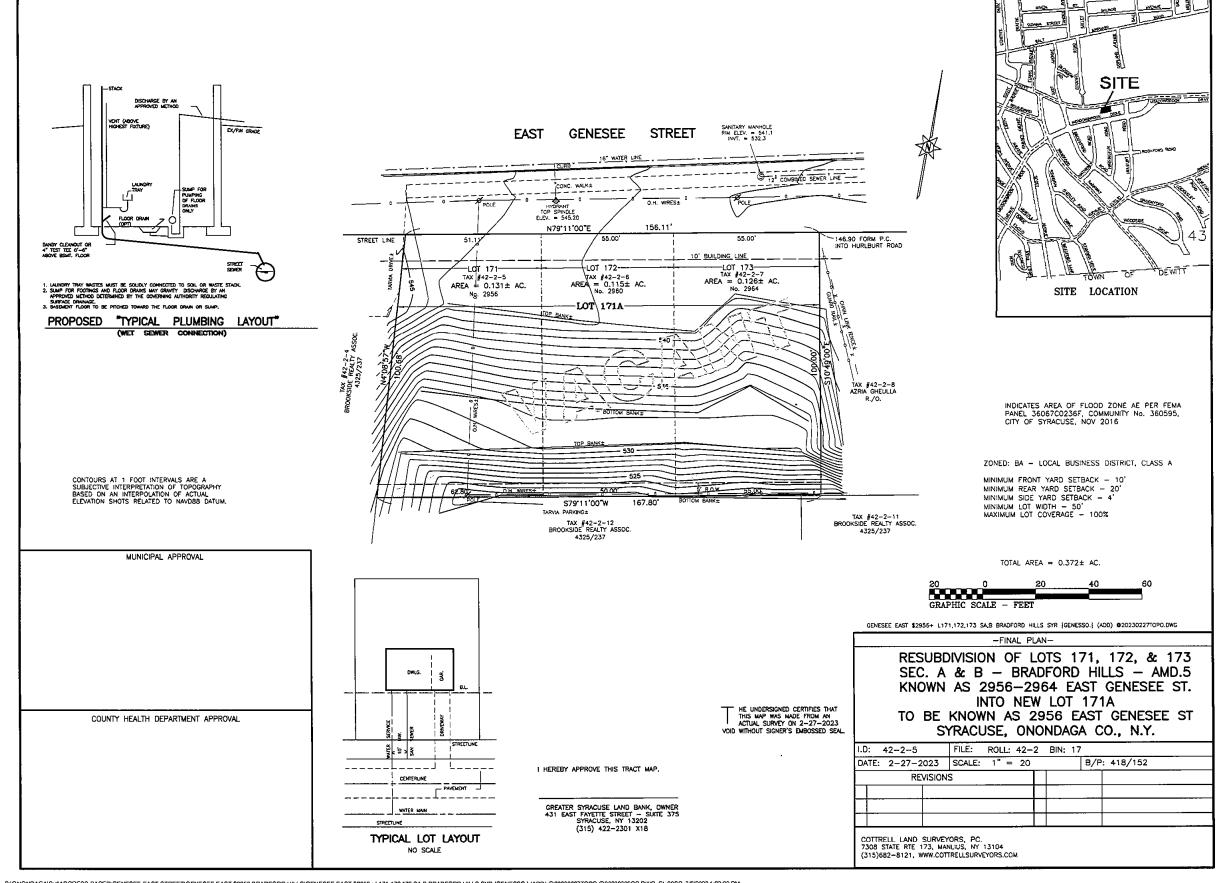


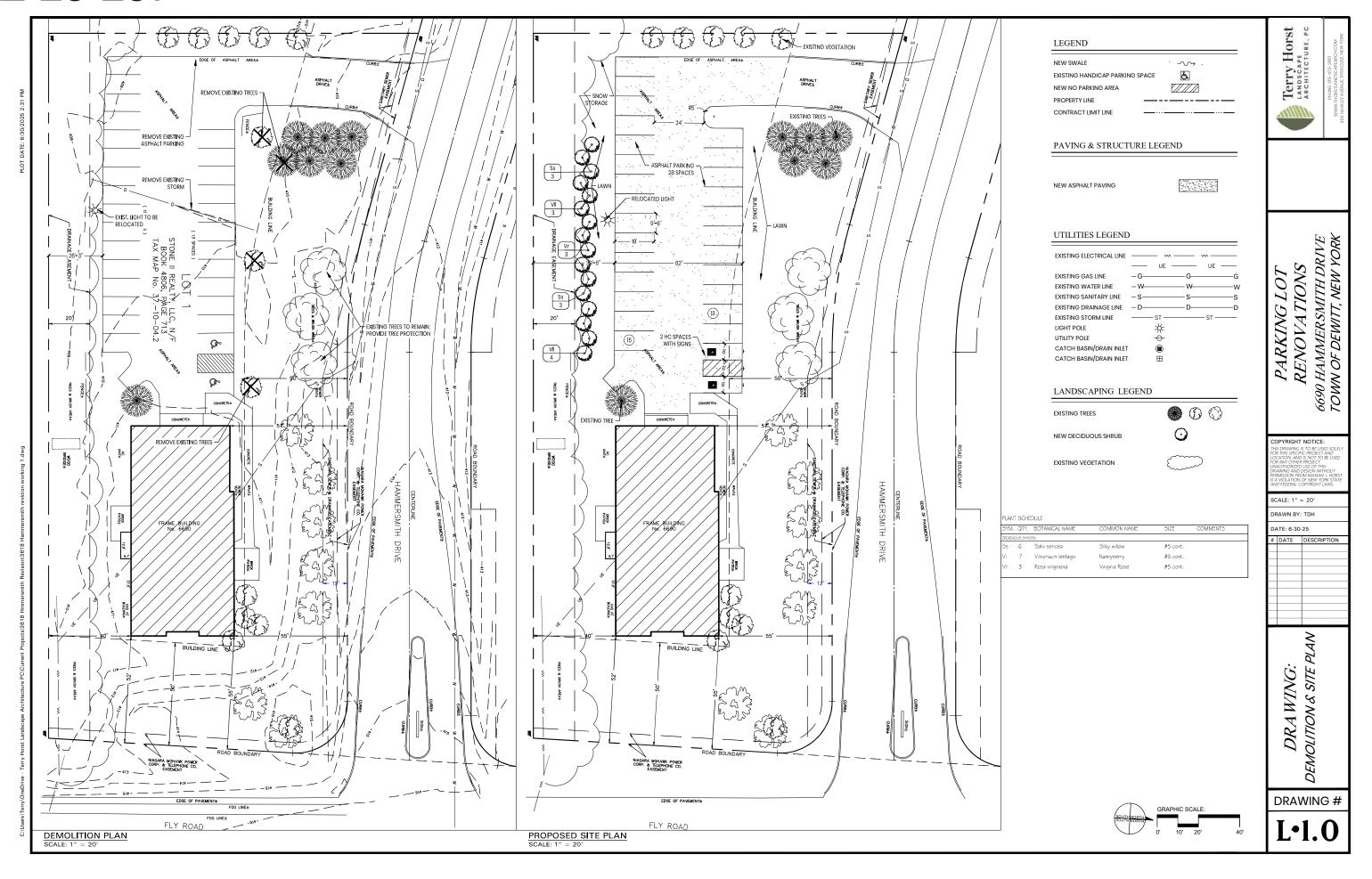






DWO THE IND Y Y TO 1840 HE HELD







#### ZONING OVERVIEW

104 JAMESVILLE RD SYRACUSE, NY 13214

EXISTING ZONING - BUSINESS TRANSITIONAL MIXED USE FLOATING OVERLAY - MUV-1 MIXED-USE VILLAGE

EXISTING PARKING = 25 SPACES REQUIRED = 2 PER UNIT X 6 UNITS = 12 SPACES 21 SPACES PROVIDED INCLUDING 1 ADA

EXISTING LOT = 0.32 ACRES
LOT COVERAGE = 79.1% EXISTING TO REMAIN
BUILDING COVERAGE = 14.2% EXISTING TO REMAIN.
BUILDING HEIGHT = 30'-6" EXISTING TO REMAIN

GRASS 2924 BUILDING 1995 SITE 13990



239 E. Water Street - 2nd Fl. Syracuse, New York 13202

www.in-ARCHITECTS.com

### DEWITTSHIRE BUILDING RENOVATION

104 JAMESVILLE RD SYRACUSE, NY 13214

DATE: 07-30-2025

SCALE: 1/16" = 1'-0"

SHEET NAME: SITE PLAN

SHEET NUMBER: D200



## Z-25-260, 261

#### PROPOSED RENOVATION FOR:

#### LITTLE CAESARS

#### 2265 DOWNER STREET **BALDWINSVILLE. NY 13027**

### **GENERAL NOTES**

- ALL DRAWINGS IN THE SET FOR THIS PROJECT ARE INTERRELATED AND SHALL BE REVIEWED IN THEIR TOTALITY BY THE SPECIFIC CONSTRUCTION TRADES TOTALITY BY THE SPECIFIC CONSTRUCTION TRADE PEOPLE INVOLVED. THE DRAWINGS HEREIN SHALL BE CONSIDERED AS A WHOLE AND SHALL NOT BE DISTRIBUTED ON AN INDIVIDUAL BASIS. THE SPECIFIC TRADES SHALL BE REQUIRED TO COORDINATE ALL WORK AND SHALL BE RESPONSIBLE FOR THE REPORTING TO THE ARCHITECT OF ANY PLANNING CONFLICTS. DISCREPANCIES, AMBIGUITIES, AN ERRORS OBSERVED IN THE DRAWING SET PRIOR TO MINTEL ALL WORK AND SHALL BE REPORTED. INSTALLATION OF WORK
- ALL COSTS REQUIRED TO CONSTRUCT THE WORK ALL COSTS REQUIRED TO COSTS TROOT THE WORK
  AS GENERALLY INTENDED AND SPECIFIED HEREIN
  SHALL BE CONSIDERED AND COMPENSATED FOR BY
  THE CONTRACTOR AND BE INCLUDED IN THE
  CONTRACTOR BID. NO ADDITIONAL PAYMENT WILL
  BE CONSIDERED FOR CONTRACTOR'S FAILURE TO
- ALL MATERIALS SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THESE CONSTRUCTION AS INDICATED ON THESE CONSTRUCTION
  DOCUMENTS. ALL WORK PERFORMED SHALL BE
  EXECUTED IN A WORKMANLIKE MANNER AND
  ACCORDING TO CURRENT INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE. IN ADDITION, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND FEDERAL CODES GOVERNING CONSTRUCTION OPERATIONS ON THIS SITE.
- NOT ALL GAS, POWER, WATER, SEWER OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWNINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWNINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES ON SITE WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR PRIVATE PROPERTY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED INTERNIPTIONS OF UTILITY SERVICE WITH THE OWNER, AND PROVIDE TO THE OWNER A MINIMIM ME C24 ACID IN DUTCE OF SUCH MINIMUM OF 24 HOUR NOTICE OF SUCH
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTRACT AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. THE OPTION OF THE OWNER ANDIOR ARCHITECT TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT HIE TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN ON ON PINER TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MESURES IN, ON OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MANTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL AS REQUIRED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WORK SITE AND SURROUNDINGS FREE OF ALL CONSTRUCTION RELATED DEBRIS ON A DAILY BASIS. IN ADDITION TO RUBBISH REMOVAL, SITE MAINTENANCE SHALL INCLUDE CONTAINMENT MEASURES AS REQUIRED TO LIMIT THE DISPERSION OF CONSTRUCTION RELATED DUST AND OTHER AIRBORNE MATERIAL.
- THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS AND CHECK ALL DIMENSIONS NECESSARY FOR THE PROPER INSTALLATION OF THE WORK SHOWN ON THE DRAWINGS AND/OR NOTED WITHIN THE SPECIFICATIONS, BOTH PRIOR NO IED WITHIN THE SPECIFICATIONS, BOTH PRIOR TO AND DURING THE PROSECUTION OF THE WORK. THE CONTRACTOR SHALL MAKE ALL NECESSARY MEASUREMENTS TO PREVENT MISFITTING IN SAID WORK LOCATIONS, SIZES AND ELEVATIONS ARE APPROXIMATE THE EXISTING CONFIGURATION OF UTILITIES MUST BE VERIFIED ON SITE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AT THE LOCATION OF WORK AND MODIFY THE BID PROPOSAL AS REQUIRED TO COMPENSATE FOR THE ACTUAL FIELD CONDITIONS

- 9 ANY WORK DONE WITHOUT LINES AND GRADES BEING GIVEN, OR BEYOND THE LINES AND GRADES SHOWN ON THE DRAWINGS OR OTHERWISE GIVEN EXTRA WORK DONE WITHOUT AUTHORITY OR ANY OTHER WORK WHICH FAILS TO COMPLY WITH THE CONTRACT DOCUMENTS WILL BE CONSIDERED UNAUTHORIZED AND AT THE EXPENSE OF CONTRACTOR.
- 10. ALL CONSTRUCTION OPERATIONS AND RELATED WORK TO BE PERFORMED AT THE CONSTRUCTION SITE SHALL BE CONTAINED WITHIN THE PROPERTY LINES SURROUNDING THE LOCATION OF WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AS TO THE LOCATION AND AVAILABILITY OF STORAGE AND STAGING AREAS WHICH THE CONTRACTOR MAY REQUIRE.
- 11. ALL EXISTING UTILITIES SHALL REMAIN IN PLACE EXCEPT WHERE MODIFICATION OR RELOCATION OF EXISTING UTILITIES IS REQUIRED FOR PLACEMENT
- SUBMITTALS AND/OR SAMPLES OF MATERIALS, FIXTURES AND EQUIPMENT AS REQUIRED BY THE OWNER/ARCHITECT PRIOR TO PURCHASE AND INSTALLATION OF PROPOSED ITEMS.
- 13 THE CONTRACTOR SHALL NOT SCALE DRAWINGS DIMENSIONS AS SHOWN ON DRAWINGS SHALL GOVERN.
- 14. PROVIDE AND INSTALL FIRE-RETARDANT TREATED
- 15. CONSTRUCTION OPERATIONS PRODUCING SHALL BE LIMITED TO AND PERFORMED DURING DAYLIGHT HOURS AFTER 8AM ON WEEKDAYS ONLY AN AFTER HOURS WORK PERMIT MAY BE ISSUED BY THE DEPARTMENT OF BUILDINGS FOR WORK ON THE
- 16. NO CONCRETE SHALL BE PLACED WHEN LOCAL WEATHER FORECASTS INDICATE THAT SUB-FREEZING WEATHER MAY OCCUR WITHIN 48 HOURS OF THE POUR.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYMENT OF ALL PERMIT FEES.
- 18. WHERE A CONFLICT IS FOUND IN THESE DRAWINGS IN WHICH DIFFERENT MATERIALS OR ASSEMBLIES ARE INDICATED TO BE INSTALLED AT THE SAME LOCATION, THE CONTRACTOR SHALL ASSUME FOR THE PURPOSES OF BIDDING AND CONSTRUCTION THAT THE MOST COSTLY ALTERNATIVE IS TO BE PROVIDED AND INSTALLED.
- COORDINATE WITH THE BUILDING MANAGEMENT FOR ANY ACCESS REQUIRED FOR SPACES NOT WITHIN THE TENANT SPACE.

### **GENERAL DEMOLITION NOTES**

- DISPOSE OF ALL DEMOLITION AND CONSTRUCTION RELATED REFUSE IN A MANNER STRICTLY CONFORMING TO AND IN ACCORDANCE WITH ALL APPLICABLE
- THE CONTRACTOR SHALL PROTECT ALL AREAS, SURFACES AND FINISHES NOT INCLUDED WITHIN THE SCOPE OF DEMOLITION WORK. BARRICADES AND TEMPORARY IMPERMEABLE DUST BARRIERS AMONG OTHER METHODS, BARRIERS AMONG OTHER ME HOUS,
  SHALL BE UTILIZED AS REQUIRED TO
  MAINTAIN OCCUPIED AREAS IN A SAFE AND
  CLEAN MANNER DURING DEMOLITION
  OPERATIONS AND THROUGHOUT THE
  DURATION OF CONSTRUCTION ACTIVITIES.
- PRIOR TO COMMENCING DEMOLITION TEMPORARY BRACING AND SHORING AS REQUIRED TO TO MAINTAIN STABILITY OF THE EXISTING STRUCTURE DURING THE EXISTING STAUCTURE DUTING DEMOLITION AND THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, DESIGN AND INSTALLATION OF BRACING AND HORNING IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER, ANY TEMPORARY STRUCTURAL REINFORCEMENT MUST BE APPROVED BY THE LANDLORD PRIOR TO EXECUTION.
- DEMOLISH AND REMOVE ALL GYPSUM BOARD PARTITIONS, CEILINGS, CEILING AND ROOF FRAMING AND ASSOCIATED FINISHES AS INDICATED ON THE DRAWINGS FOR REMOVAL, AND AS REQUIRED FOR INSTALLATION OF NEW MODE.
- . TENANT TO PROVIDE NOTIFICATION AND

PLOT PLAN

#### RIGHT OF FIRST REFUSAL FOR ALL DISPOSAL BY THE CONTRACTOR.

- EXISTING UTILITIES EXPOSED DIVINING DEMOLITION SHALL BE RELOCATED, TEMPORARILY TIED-OFF, CAPPED, OR REMOVED AS REQUIRED, ALL UTILITIES SHALL BE CAPPED OR TIED OFF FLUSH WITH EXISTING FLOOR, WALL OR CEILING SURFACES TO REMAIN. CABLES AND/OR PIPES WHICH ARE BEING PERMANENTLY TAKEN OUT OF SERVICE SHALL BE IANAN OUT OF SERVICE SHALL BE REMOVED BACK TO NEAREST JUNCTION BOX, ELECTRICAL PANEL, BRANCH OR VALVE, SMOKE DETECTORS SHALL REMAIN OPERABLE DURING AND AFTER COMPLETION OF DEMOLITION WORK.
- THE CONTRACTOR SHALL BE ALL INTERIOR AND EXTERIOR BUILDING SURFACES AND FINISHES, INCLUDING FLOORS, WALLS, CEILINGS AND ROOFS. FLOURS, WALLS, CELINIGS AND KOOPS.
  SURFACES AND FINISHES DAMAGED
  DURING DEMOLITION AND CONSTRUCTION
  OPERATIONS SHALL BE RESTORED BY THE
  CONTRACTOR TO "AS NEW CONDITION" IN
  THEIR ENTIRETY, REPAINING,
  REFINISHING AND REPLACEMENT OF
  TRIMS, ET CETERA, SHALL MATCH
  EXISTING, TO THE SATISFACTION OF THE

#### APPLICABLE CODES

#### PROPOSED WORK SHALL BE IN FULL COMPLIANCE WITH THE FOLLOWING:

### BUILDING - 2020 NEW YORK STATE BUILDING CODE

### ENERGY - 2020 NEW YORK STATE ENERGY CODE ELECTRICAL - 2017 NEW YORK STATE ELECTRICAL CODE

### PLUMBING - 2020 NEW YORK STATE PLUMBING CODE FUEL GAS - 2020 NEW YORK STATE FUEL GAS CODE

ACCESSIBILITY
- 2009 NEW YORK STATE ACCESSIBILITY CODE

### HEALTH - 2010 NEW YORK STATE HEALTH FACILITIES DESIGN CODE

#### INDEX OF DRAWINGS

### GENERAL

## TITLE SHEET GENERAL NOTES MECHANICAL & LIGHTING COMCHECK

#### ARCHITECTURAL

DEMOLISH PLAN - FIRST FLOOR

## PARTITION PLAN - FIRST FLOOR FLOOR FINISH PLAN AND REFLECTED CEILING PLAN - FIRST FLOOR EQUIPMENT PLAN - FIRST FLOOR & SCHEDULE INTERIOR ELEVATIONS AND EXTERIOR ELEVATION

#### MECHANICAL

MECHANICAL SYMBOL ABBREVIATION & NOTES MECHANICAL SPECIFICATIONS MECHANICAL FLOOR & ROOF PLAN MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL SCHEDULE

#### ELECTRICAL

ELECTRICAL SYMBOL LIST, ABBREVIATION & GENERAL NOTES

## ELECTRICAL SYMBOLLIST, ABBREVIATION & GENE ELECTRICAL SPECIFICATIONS (1 OF 2) ELECTRICAL SPECIFICATIONS (2 OF 2) LIGHTING PLAN - FIRST FLOOR ELECTRICAL POWER & ROOF PLAN ELECTRICAL DETAILS ELECTRICAL PANEL SCHEDULE & RISER DIAGRAM

E-0.3 E-1.0 E-2.0 E-3.0 E-4.0

PLUMBING PLUMBING SYMBOL LIST, ABBREVIATION, GENERAL NOTES & SPECIFICATIONS

PLUMBING SPECIFICATIONS
WATER & GAS PLAN - FIRST FLOOR & ISOMETRICS
WASTE & VENT PLAN - FIRST FLOOR & ISOMETRICS
PLUMBING DETAILS

### **BUILDING DATA**

BUILDING ADDRESS 2265 DOWNER STREE BALDWINSVILLE, NY

BUILDING HEIGHT 1 STORY

OCCUPANCY GROUP B - BUSINESS

ESTABLISHMENT (16 SEATS)

#### SCOPE OF WORK

PROPOSED RENOVATION AT EXISTING COMMERCIAL SPACE WITH PARTITION, FINISH AND MEP WORK NO CHANGE IN USE, EGRESS OR OCCUPANCY.

#### PROJECT CONTACTS

LITTLE CAESAR
2265 DOWNER STREET
BALDWINSVILLE, NY 13027
CONTACT: JIIGNESH PATEL TEL: 313-471-6000 EMAIL: J@SAGACITYVP.COM ARCHITECT ZELTA DESIGN ZELTA DESIGN 139 CHESTNUT STREET NUTLEY, NEW JERSEY 07110 TEL: 973-933-6636 CONTACT: ERIK LIEPINS

# DESIGN

WWW ZEI TADESIGN COM

139 CHESTNUT STREET NUTLEY, NJ 07110

HELLO@ZELTADESIGN.COM 973.933.6636

ISSUE	DESCRIPTION	DATE
01	INITIAL ISSUE	07/22/2025

LITTLE CAESARS

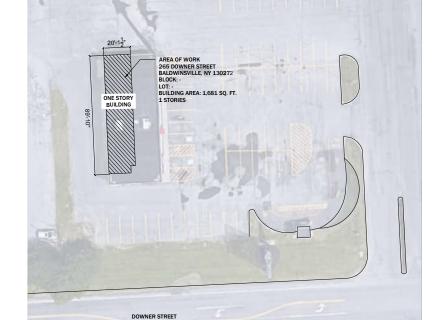
2265 DOWNER STREET BALDWINSVILLE, NY 13027



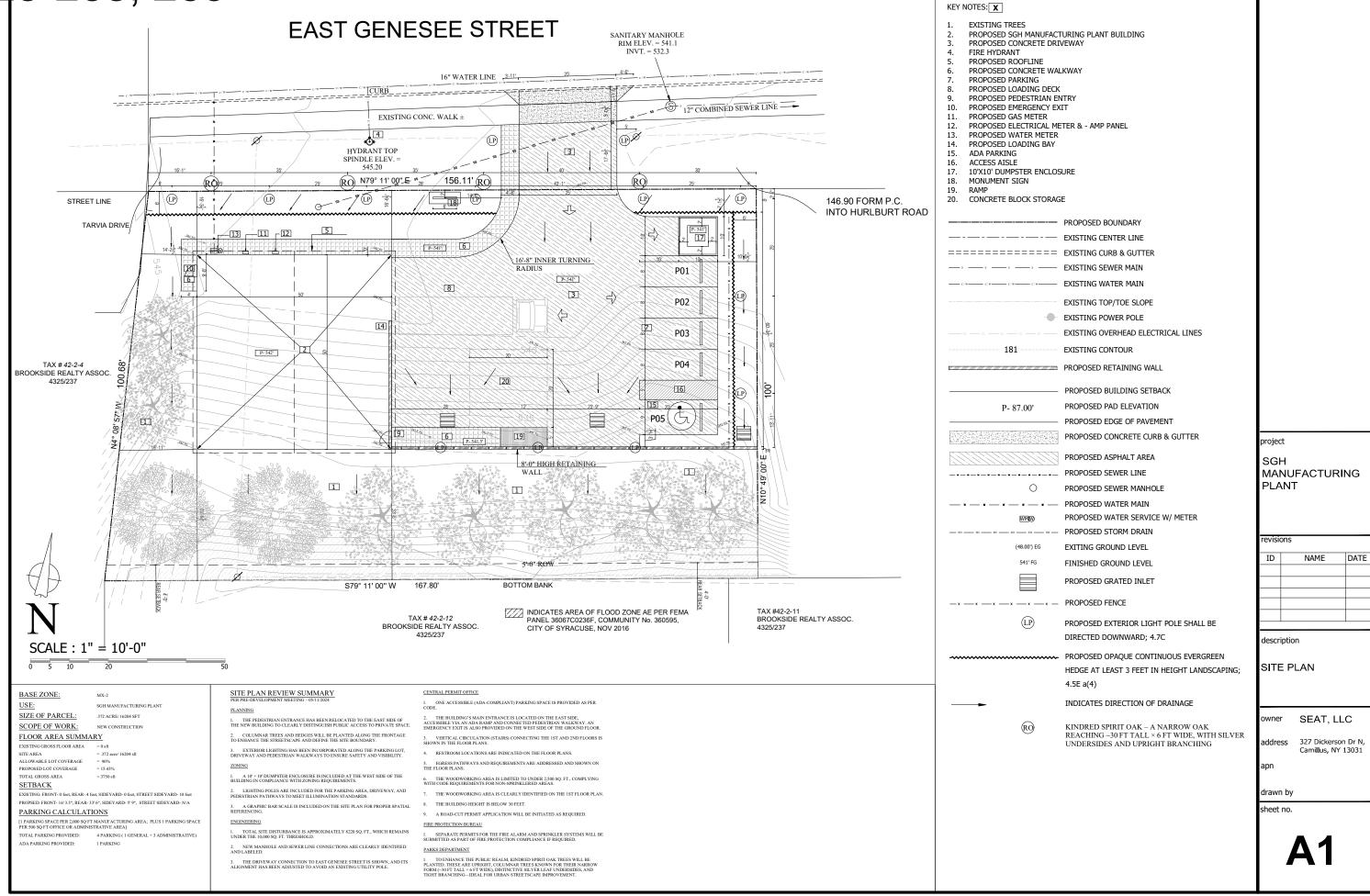
DRAWING TITLE:

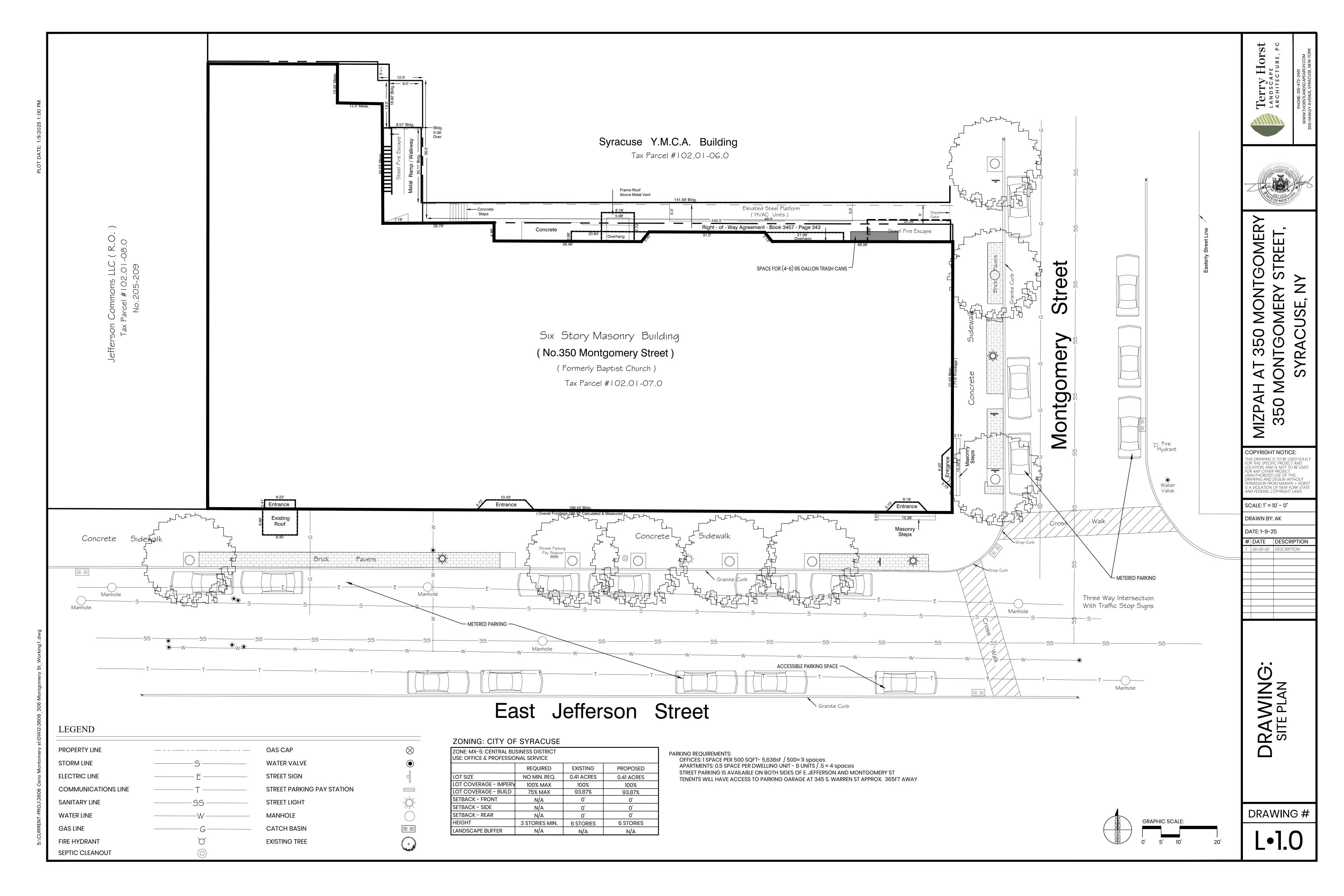
TITLE SHEET

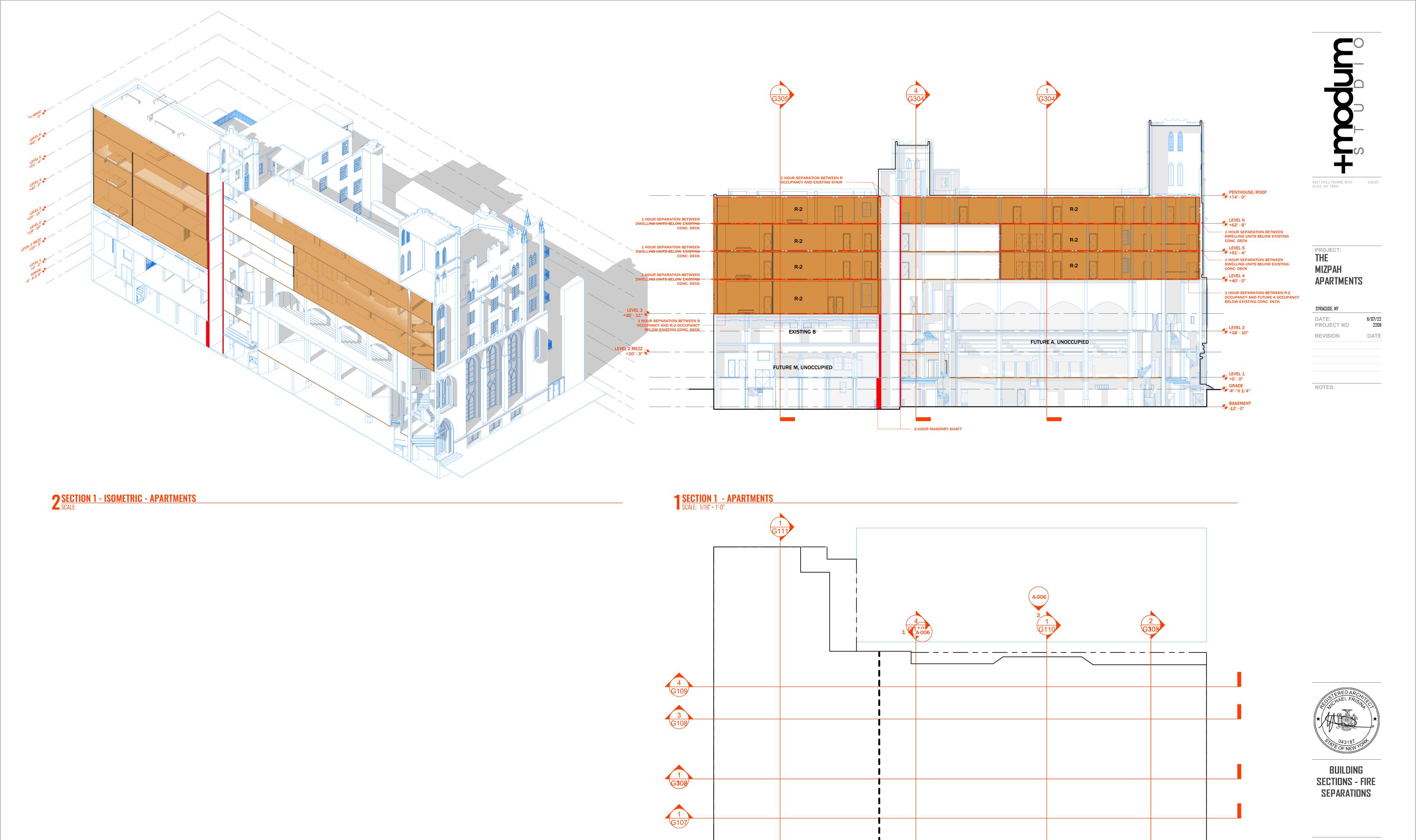
T-1.0



Z-25-268, 269







3 SCHEMATIC SECTION PLAN - APARTMENTS
SCALE: 1/16" = 1'-0"

G301

FOR PURCHASE \_\_MORTGAGE PURPOSES ONLY CIRCA THE LATEST CERTIFICATION DATE.

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY DATED HERE BELOW. VOID WITHOUT RED INK SIGNATURE OR

OCT. 2,1991



PLEASANT ST. MS.ST FROM & N 82 - 24 - 36 E 70.08 . 19.0 141.38 90 124 2 ST FR. ORLY THE ORICINAL SURVEYING ENTITY CAN UPDATE
AND RECERTIFY THIS SURVEY MAP. THE REFRENCE
TO, USE OF CS RELIANCE OIL THIS MAP BY ANOTHER
SURVEYOR, FOR WHATEVER PURPOSE, VOIDS THE MAP
AND CERTIFICATION, SAND USER ASSUMES SOLE
RESPONSIBILITY FOR ALL EFRORS OR OMISSIONS.
USE OF THIS MAP ACKNOW, EDGES THIS DISCLAIMER. M UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW 9 n 64.84 - 49 - 50W

HE FOLLOWING ITEMS, IF MARKED, APPLY: ABSTRACT OF TITLE NOT FURNISHED

ABSTRACT OF TITLE CURRENT ONLY AS OF:

> PT. OF BLOCK 6 - VILLAGE OF MANLIUS PT. LOT 86 - TOWN OF MANLIUS - ONON. CO; N.Y.

SCALE: 1" = 20" OCT. 2, 1991

COTTRELL LAND SURVEYORS, P.C. MANLIUS, N.Y.

Utility: NYSEG

Account number: 10028161551 Meter number: 008155053706

## PHOTOVOLTAIC GROUND MOUNT SYSTEM

44 MODULES - SYSTEM SIZE STC (23.32 kW DC / 22.80 kW AC) 1431 OLD STATE RTE 31, MEMPHIS, NY 13112, USA (43.0971832, -76.4047839)

#### SYSTEM SUMMARY STC (23,32 kW DC / 22.80 kW AC)

STC DC: (44) 530W = 23.32 kW

- STC AC: (2) 11400W = 22.80 kW

  (44) SILFAB SOLAR INC. SIL-530 XM MODULES
- (44) SOLAREDGE TECHNOLOGIES LTD. S650B OPTIMIZERS
   (2) SOLAREDGE TECHNOLOGIES LTD. S611400H-US HOME WAVE [240V] INVERTERS
- 4x STRINGS OF 11 CONNECTED IN SERIES

- GOVERNING CODES

  2020 NEW YORK STATE FIRE CODE
- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 NEW YORK STATE RESIDENTIAL CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE

- GENERAL NOTES

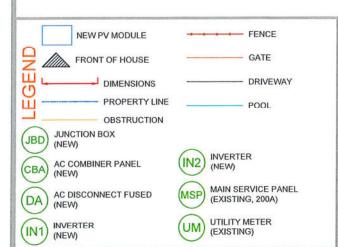
  1) ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE WITH UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN
- 2) THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND UTILITY IS OBTAINED.
- 3) ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE WEATHERPROOF AND SHALL BE LISTED BY 'UL' FOR THE TYPE OF APPLICATION AND 'UL' LABEL SHALL APPEAR ON ALL ELECTRICAL
- 4) WRING METHOD SHALL BE EMT ABOVE GROUND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 PVC FOR BELOW GROUND INSTALLATIONS UNLESS NOTED OTHERWISE.
- 5) AN OSHA APPROVED LADDER PROVIDING ACCESS TO ALL PORTIONS OF THE ARRAY SHALL BE SECURED IN PRIOR TO REQUESTING INSPECTION.

  6) IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL
- GROUNDING ELECTRODE CONDUCTOR IF NECESSARY

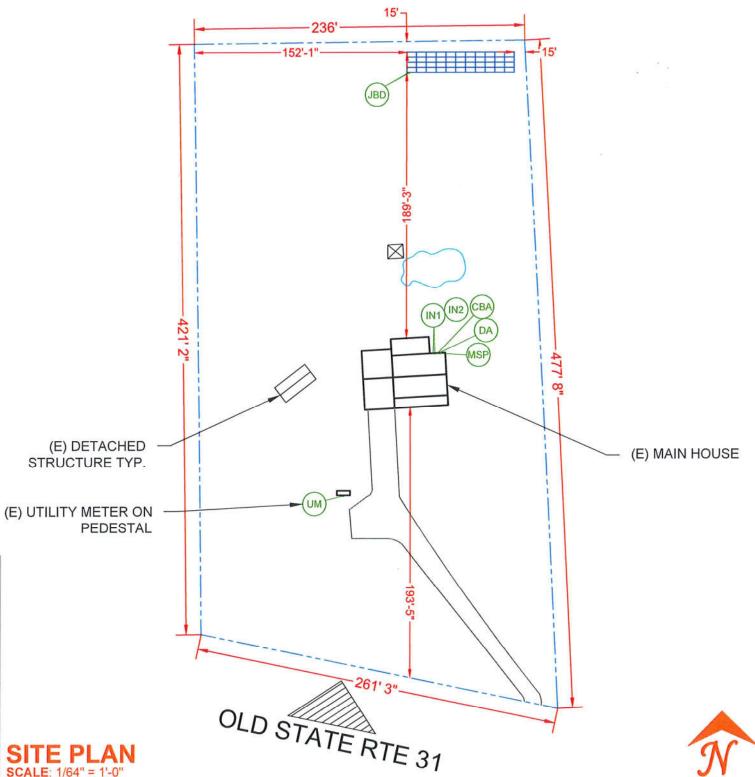


**Wyssling Consulting, PLLC** 76 N. Meadowbrook Drive, Alpine UT New York COA #0022571

> Signed 7/03/2025 Expires 7/31/2027



SCALE: 1/64" = 1'-0"



#### SHEET INDEX

COVER PAGE PV-2 SITE PLAN WITH MODULES

RACKING DETAIL PV-3

SINGLE LINE DIAGRAM PV-4 PV-5 WIRING CALCULATIONS

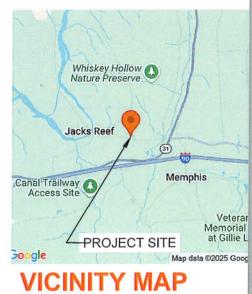
**PLACARDS** PV-6

**EQUIPMENT SPECIFICATION** PV-7+

AHJ: VAN BUREN (TOWNSHIP OF), NEW YORK UTILITY: NATIONAL GRID - NEW YORK



### **HOUSE PHOTO** SCALE: NTS



SCALE: NTS



TRACTOR: ALTERNATIVE POWER ADDRESS: 100 KRATZ AVENUE, SYRACUSE, NY PHONE: 3153146930

LICENSE #: 4247

REVISIONS DESCRIPTION DATE REV

SIGNATURE & SEAL

HOMEOWNER INFO

1431 OLD STATE RTE 31, MEMPHIS, NY 13112, USA APN: 046.-06-11.3 PHONE: +13157531167 EMAIL: ----

JEFF HAGER

SHEET NAME

**COVER PAGE** 

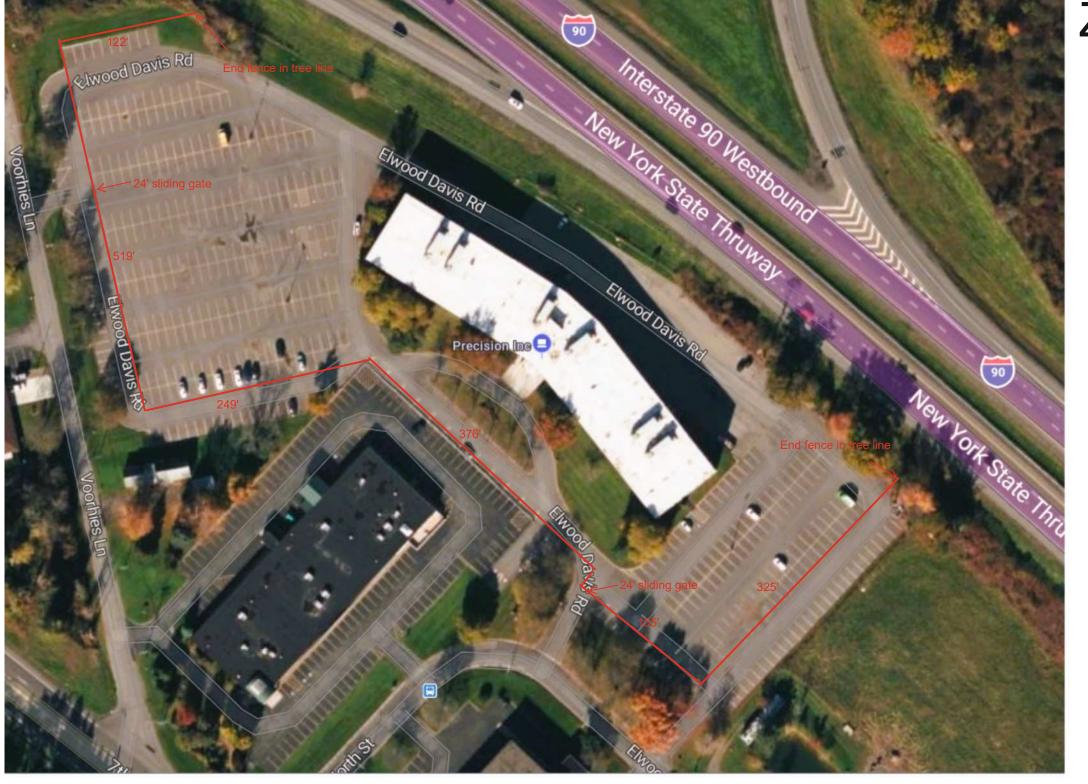
SHEET SIZE

ANSI B 11" X 17"

SHEET NUMBER

PV-1

Z-25-250





EXISTING STREET VIEW - 1



EXISTING STREET VIEW - 2



EXISTING SIDE RAMP - 3



EXISTING SURROUNDING VIEW (721 EAST GENESEE ST SYR, NY 13210) - 6













3/32" = 1'-0"

ZAI SCF

CRACKED BEAN SUITE 103

REGISTERED ARCHITECT

Scale 3/32" = 1'-0"

G-102 Revision Description

SITE PLAN AND INFORMATION

719 E GENESEE, SYRACUSE, NY

