



# ONONDAGA COUNTY PLANNING BOARD

Wednesday, September 24, 2025  
11:00 AM

Carnegie Building  
335 Montgomery St., 1<sup>st</sup> Floor

## MEETING AGENDA

- I. Call to Order
- II. Onondaga County Capital Improvement Plan Presentation
- III. Approval of the Minutes of the September 3, 2025 meeting
- IV. GML Section 239 Municipal Referrals
- V. Adjournment

S-25-32

FINAL SUBDIVISION

Daniel Barnaba  
at 7267 Oswego Road

Town of Salina

Received: 9/12/2025

Glen View Subdivision - Section No. 1  
Tax Map # 019.-02-02.1

30-Day Deadline: 10/12/2025

1

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and

2

the applicant is proposing to subdivide a portion of a 9-acre parcel into 15 residential lots in a Residential (R-3) zoning district; and

3

the Board has previously reviewed multiple referrals regarding this parcel, most recently recommending Modification of subdivision and area variance referrals (S-24-29 and Z-24-295), advising the applicant would need to conduct a formal wetland delineation and obtain any necessary approvals, the applicant would need to show floodplain and floodway boundaries on plans to show extent of impact to buildable area and yards, the applicant was required to coordinate Oswego Road access with the Onondaga County Department of Transportation (OCDOT) and submit a copy of a Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department, show sewers, existing and proposed, on the plans, and the applicant was required to submit a drainage and grading plan to the NYS Thruway Authority (NYSTA); the Board provided comments encouraging the applicant and Town to explore options to connect development to Old Cove Road, encouraging installation of sidewalks along Oswego Road, and advising the responsibility for ownership and maintenance of the stormwater management area should be established and funded; and

4

the site is a vacant, wooded parcel in a transitional residential area, separated from the nearby NYS Thruway by Sawmill Creek; the site has road access to Oswego Road, but is set behind commercial businesses along Oswego Road and to the east; a Town park is located to the west and nearby commercial businesses include Dunkin', the former Flamingo Bowl, and Sharkey's Bar and Grill; and

5

the applicant is seeking approval for Phase 1 of a 38-residential lot subdivision which consists of the easternmost 15 lots; per Final Plan Glen View Subdivision Section No. 1, an internal road to be named Arabica Lane connects to Oswego Road at the eastern side of the parcel and travels west on a narrow portion of the parcel to divide the parcel as it widens; per previous referrals, Arabica Lane will terminate in a cul-de-sac; the subject 15 lots are proposed Lots 1 through 10 along the north side of Arabica Lane and proposed Lots 34 through 38 plus a stormwater management area along the south side of Arabica Lane; lots range in size from 4,200 sf (0.10 acres) to 10,011 sf (0.23 acres); plans for additional phases of the subdivision were not included with this referral; no connections to the adjacent residential neighborhood are depicted;

6

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Oswego Road must meet Department requirements; and changes from the previously referred subdivision (S-24-29) include increasing the size of the stormwater management area from 9,312 sf to 13,987 sf and minor changes to lot sizes; previous referrals did not indicate the floodplain on the plans, but the current referral shows a boundary for the "approximate floodplain"; federal wetlands previously indicated on the plans are not depicted in the current referral; the plans in the current referral indicate the subdivision is ultimately creating 38 residential lots instead of the previously proposed 39 residential lots; some materials included with the referral still



indicate the creation of 39 residential lots; and

per the Environmental Assessment Form (EAF) dated 5/31/24, 7 of the 9 acres of the site will be disturbed by the proposed project and a stormwater management area is located along the southern site boundary;

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

GIS mapping shows riverine federal wetlands associated with Sawmill Creek running through adjacent parcels to the south surrounded by possible NYS jurisdictional wetlands; previously referral materials depicted these wetlands (labeled as ACOE Wetlands with no delineation information) traversing the southwestern corner of the site, an area not depicted in current plans, encroaching on five residential lots and the western stormwater management area; informational state wetlands appear to encroach on portions of the southern boundary of the site; wetland boundaries or buffers are not depicted on the plans;

ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the southern boundary of the site is located within the 100-year floodplain for Sawmill Creek, which may require avoidance or elevation of structures and other mitigation; a small area at the southern corner of the site is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; per GIS mapping, the floodplain encroaches on multiple residential lots along the southern boundary, west of the subject area of the current Subdivision Plan; the Subdivision Plan indicates proposed Lots 36, 37, and 38 encroach into the “approximate floodplain” location; avoidance of mapped floodplain may result in unbuildable lots as shown on Subdivision Map;

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

per the referral notice, a new connection to public drinking water is proposed to serve the development;

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

per the referral notice, a new connection to public sewers is proposed to serve the development; the submitted project is located within the Wetzel Road Wastewater Treatment Plant and Long Branch and Sawmill Pump Station service area; the Subdivision Plan depicts sewer infrastructure and associated sewer easement along the south side of Arabica Lane, with the sewer line and easement encroaching into the front yard setback of proposed Lots 37 and 38; per GIS mapping, the easements occur over

existing sewer infrastructure;

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

- 12 the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, there are no sidewalks along Oswego Road in the immediate area; there are no sidewalks depicted on the plans; per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and two bus stops are located within 450' of the site; and

- 13 the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed

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

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

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

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-25-32**

Z-25-276 SITE PLAN

See Also Case: Jenna Pirro

Unit Rescue Love Adoption Satellite

Z-25-277 at 922-924 Old Liverpool Road

Tax Map # 091.-01-27.1, 091.-01-29.0

Town of Salina

Received: 9/3/2025

30-Day Deadline: 10/3/2025

- 1 General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Old Liverpool Road / Oswego Road (Route 137), a county highway, and the municipal boundary between the Town of Salina and the Village of Liverpool; and
- 2 the applicant is proposing to establish and operate an adoption-focused kennel in an existing building on two parcels totaling 0.81-acres in a Highway Commercial (C-2) zoning district; and
- 3 the Board is concurrently reviewing a special permit referral (Z-25-277) for this proposed kennel; and
- 4 the site is located along Old Liverpool Road in the Town of Salina, close to its boundary with the Village of Liverpool; the area is characterized by a mix of commercial and residential development with residential neighborhoods extending to the north and east; and
- 5 per aerial imagery from May 2024, the site contains a one-story building surrounded by asphalt with parking spaces on the southwest, northwest, and northeast sides; the site has unrestricted access to Old Liverpool Road (County Route 137); slot parking along the front of the building may result in drivers reversing into the county right-of-way; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements; ADVISORY NOTE: Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- 6 per the local application, the applicant is proposing to establish an adoption-focused kennel for dogs, utilizing kennel systems that are “portable, self-contained, noise reducing, and self-cleaning with built-in drainage, ensuring minimal noise, odor, and sanitation impact on the community”; per the Location Survey dated 10/26/2015 which has pen markings depicting changes to the site, a portable 15’x30’ fence/enclosure will be located in the northern corner of the site along with parking to be established along the northwestern site boundary and front of the existing building; and
- 7 GIS mapping shows the federally regulated Bloody Brook and its floodway and floodplain abut the site to the southeast; the Location Survey dated 10/26/2015 depicts Bloody Brook along the northeastern and southeastern boundaries and encroaching on the northeast parcel boundary; the boundaries of the federal riverine wetland, floodplain, and floodway are not depicted on the Location Survey; the fence/enclosure appears to encroach on Bloody Brook;
- 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;
- ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; the U.S. Army Corps of Engineers requires any delineated wetlands to be confirmed by them and shown

on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

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

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

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

the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

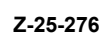
the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

ADVISORY NOTE: Per 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-25-277 SPECIAL PERMIT

See Also Case: Jenna Pirro

Unit Rescue Love Adoption Satellite

Z-25-276 at 922-924 Old Liverpool Road

Tax Map # 091.-01-27.1

Town of Salina

Received: 9/3/2025

30-Day Deadline: 10/3/2025

- 1 General Municipal Law Section 239-m allows the County Planning Board to review  
issuance of special permits and the site is located within 500 feet of Old Liverpool Road /  
Oswego Road (Route 137), a county highway, and the municipal boundary between the  
Town of Salina and the Village of Liverpool; and
- 2 the applicant is requesting a special permit to establish and operate an adoption-focused  
kennel in an existing building on two parcels totaling 0.81-acres in a Highway  
Commercial (C-2) zoning district; and
- 3 the Board is concurrently reviewing a site plan referral (Z-25-276) for this proposed  
kennel; and
- 4 the site is located along Old Liverpool Road in the Town of Salina, close to its boundary  
with the Village of Liverpool; the area is characterized by a mix of commercial and  
residential development with residential neighborhoods extending to the north and east;  
and
- 5 per aerial imagery from May 2024, the site contains a one-story building surrounded by  
asphalt with parking spaces on the southwest, northwest, and northeast sides; the site has  
unrestricted access to Old Liverpool Road (County Route 137); slot parking along the  
front of the building may result in drivers reversing into the county right-of-way;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing  
or proposed driveways on Old Liverpool Road must meet Department requirements;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no  
parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into  
the right-of-way, is permitted; and
- 6 per the local application, the applicant is proposing to establish an adoption-focused  
kennel for dogs, utilizing kennel systems that are “portable, self-contained, noise  
reducing, and self-cleaning with built-in drainage, ensuring minimal noise, odor, and  
sanitation impact on the community”; per the Location Survey dated 10/26/2015 which  
has pen markings depicting changes to the site, a portable 15’x30’ fence/enclosure will be  
located in the northern corner of the site along with parking to be established along the  
northwestern site boundary and front of the existing building; and
- 7 GIS mapping shows the federally regulated riverine wetland Bloody Brook and its  
floodway and floodplain abut the site to the southeast; the Location Survey dated  
10/26/2015 depicts Bloody Brook along the northeastern and southeastern boundaries and  
encroaching on the northeast parcel boundary; the boundaries of the federal riverine  
wetland, floodplain, and floodway are not depicted on the Location Survey; the  
fence/enclosure appears to encroach on Bloody Brook;  
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;  
ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to  
determine the presence and location of any federal wetlands on the site; the U.S. Army  
Corps of Engineers requires any delineated wetlands to be confirmed by them and shown

on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

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

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

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

the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

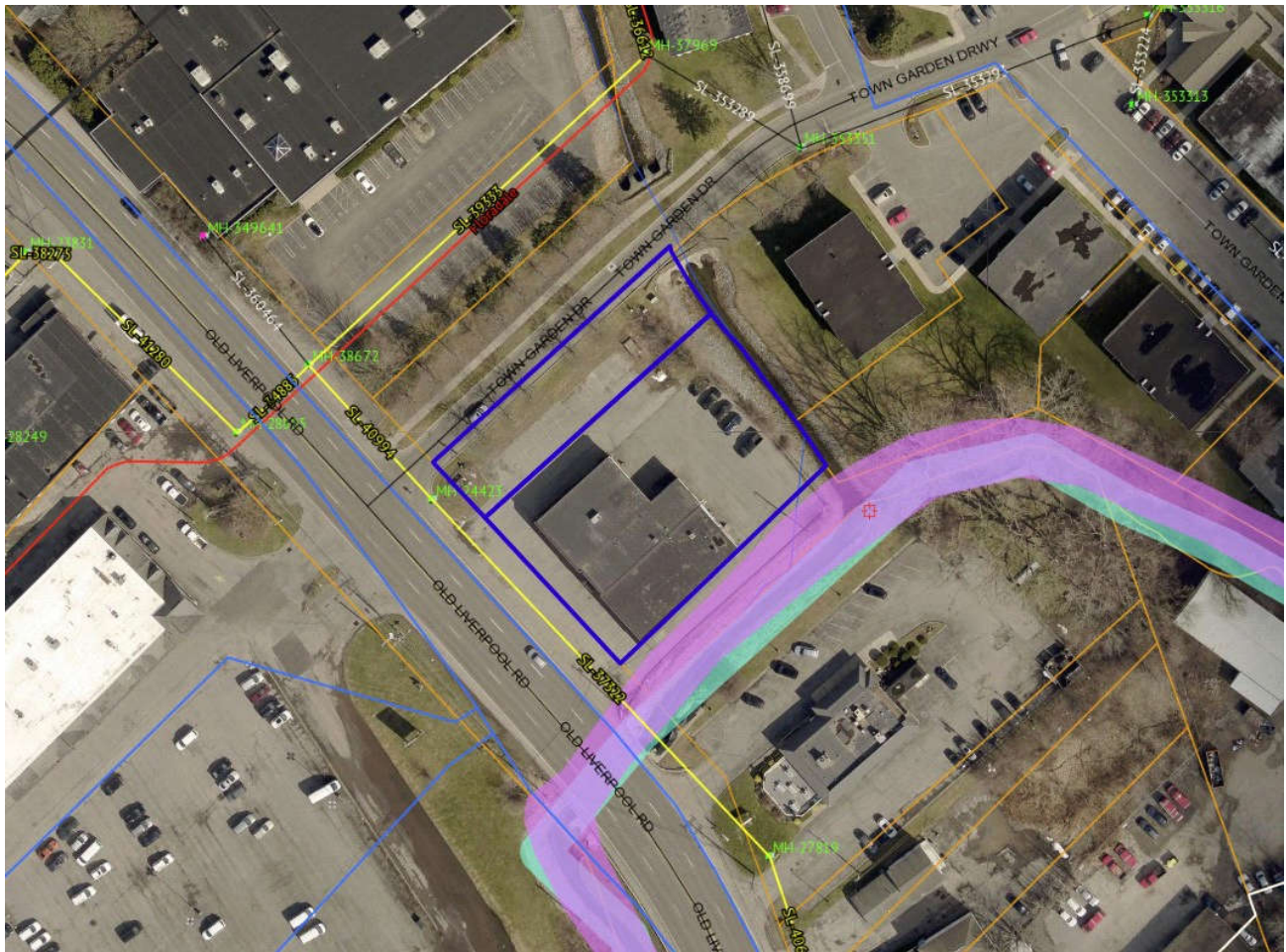
the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

ADVISORY NOTE: Per 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-25-277**

Z-25-283

ZONE CHANGE

Town of Camillus

Church Street Station Planned Unit  
Development PUD

Tax Map # 017.-04-48.1, 017.-04-08.1,

Town of Camillus

Received: 9/10/2025

30-Day Deadline: 10/10/2025

- 1 General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Warners Road (Route 173) and Hinsdale Road (Route 209), both county highways, and Route 5 (Camillus Bypass), a state highway; and
- 2 the applicant is proposing a zone change on four parcels totaling 27.67 acres from Limited Business Office (LBO) and Commercial (C-5) to a Church Street Station Planned Unit Development zoning district; and
- 3 recently the Board recommended Modification of a site plan referral (Z-24-201) and No Position with Comment on a zone change referral (Z-24-95) to allow construction of a restaurant, recommending the applicant, Town, and Onondaga County Department of Transportation (OCDOT) develop a coordinated safety and access management plan for that segment of Hinsdale Road with specific attention to limiting new driveway locations, cross-access easements between parcels, and potential changes to the Township 5 intersection to ensure proper safety and access; the Board also recommended Modification of special permit referral (Z-05-49) to construct a church with office and educational facilities on the eastern parcel, advising the applicant to provide an engineering study to the NYS Department of Transportation (NYSDOT) regarding stormwater runoff, to provide a lighting plan to the Town, and advising a visual buffer must be provided to separate the site from adjacent residential properties; and
- 4 the site is located in a transitional area, comprised of four parcels, three of which are former residential parcels on Hinsdale Road, across from the Township 5 development, slated to be converted to commercial uses; the fourth parcel is a 28-acre lot containing a church complex on the western half and a wooded area on the eastern half; the site abuts residential to the west, north, and east and abuts NYS Route 5 to the south; the site has existing driveways to Hinsdale and Warners Roads, both county roads, with additional frontage on Warners Road at the eastern side of the site;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Hinsdale and Warners Roads must meet Department requirements;  
ADVISORY NOTE: Per the NYS Department of Transportation, no access to NYS Route 5 will be permitted; and
- 5 the applicant is proposing a zone change to Planned Unit Development (PUD) and the creation of the Church Street Station PUD; per the proposed law, the applicant is proposing construction of “up to 50,000 sf of commercial/retail facilities (may include multiple buildings)” “and a total of eighteen (18) apartment buildings comprised of six (6) six (6) unit buildings and twelve (12) twelve (12) unit buildings for a total of one hundred eighty (180) units”; and
- 6 per the Conceptual Site Plan dated 8/5/25, the development will consist of buildings and parking lots arranged around a central public road that connects to both Hinsdale Road and Warners Road; the road connects to Hinsdale Road across from a Township 5 right-in right-out intersection and connects to Warners Road at the eastern side of the site between residential lots; two retail buildings totaling 28,500 sf and their parking lots containing 132 spaces are shown in the western portion of the site, south of the church

complex, with residential buildings located in the eastern portion of the site; two areas along Hinsdale Road are labeled Retail C and D with access from the internal road, but building and parking information is not provided; per the Conceptual Site Plan, the PUD will contain twelve 12-unit apartment buildings arranged along the southern site boundary; townhouses will be arranged along the northern site boundary in five 6-unit buildings and one 4-unit building; parking lots for the residential buildings will be located between the buildings and the public road and the townhomes will also have 5 to 6-car garages located adjacent to the parking lots; the residential parking areas will provide 337-346 spaces (32 in garages, 305-314 in open lots); it appears from the Conceptual Site Plan the church complex will be subdivided from the proposed development, but a proposed subdivision is not described in the referral materials; and

7 some trees are shown around the parking lots, but none are depicted along site boundaries; amenities for use by residents like playgrounds, trails, patios, etc are not depicted; sidewalks are depicted in front of residential buildings, Retail Building B, and the north side of the internal road, but not all sidewalks connect to form an interconnected sidewalk network; no screening or buffering between the site and adjacent residential or NYS Route 5 is depicted; crosswalks are not depicted; and

8 per the Town Code, PUD “shall promote” ideas including “a choice of environments, housing types, lot sizes and community facilities available within a planned neighborhood” and “provide more usable open space and recreation areas and to conserve natural resources and outstanding landscape features”; no recreational or conservation area are proposed; and

9 per the Environmental Assessment Form (EAF) dated 7/15/25, 16.52 acres of the site will be disturbed by the proposed project; per the Conceptual Site Plan, swales will be located between residential buildings and the northern and southern site boundaries and a stormwater basin will be located in the southeast corner of the site; per the EAF, the development will result in the loss of 13 acres of forest and 7 acres of meadows, grasslands or brushlands;

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

10 per the referral notice, a new connection to public drinking water is proposed to serve the development;

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

11 per the referral notice, a new connection to the public sewers is proposed to serve the development; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas;

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

12 per the Central New York Regional Transportation Authority (CENTRO), Township 5 Plaza has public transit service and bus stops are located approximately 1,400’ from the



site; there are some sidewalks within the Township 5 Plaza, but not along Hinsdale or Warners Roads near the site; and

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

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

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



Z-25-283

Z-25-284

SPECIAL PERMIT

Northern Credit Union / Dorothy Wolff  
at 3584 State Route 31

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

Town of Clay

Received: 9/12/2025

30-Day Deadline: 10/12/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review  
issuance of special permits and the site is located within 500 feet of NYS Route 31, a  
2 state highway, and Oswego Road (Route 91 / Old Route 57), a county highway; and  
the applicant is requesting a special permit to allow construction of a 3,100 sf bank with  
drive-in services on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district;  
and

3 the Board has reviewed and offered No Position with Comment on two referrals (Z-25-  
81, Z-25-231) regarding this proposed credit union, advising the applicant to coordinate  
with NYS Department of Transportation (NYSDOT) and provide a Traffic Impact Study,  
Lighting Plan, and Stormwater Pollution Prevention Plan (SWPPP) to the Department,  
encouraging the siting of the building along the NYS Route 31 frontage, and encouraging  
improved site design including sidewalk connections to roadside sidewalks, shared  
parking with neighboring businesses, and adding landscaping along road frontages and  
around parking lots; and

4 the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the  
southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is  
characterized by commercial along major routes and residential to the south and west; and  
5 the site contains lawn and a portion of the Kimbrook Plaza parking lot; the site has  
approximately 200' of frontage on NYS Route 31, the driveway for Kimbrook Plaza is  
adjacent to the west, and a vacant commercial building with drive-thru is to the east; and  
6 the applicant is proposing construction of a 3,100 sf credit union with drive-thru; per the  
Layout Plan dated 8/29/25, the credit union building will be constructed at the center of  
the site with parking lots to be located on four sides, including a parking lot along the  
Route 31 frontage, totaling 31 spaces; sidewalks wrap around the building and connect to  
sidewalks along the NYS Route 31 frontage; the drive-thru will be constructed at the  
south side (rear) of the building; the site will have a full-access driveway from the  
Kimbrook Plaza parking lot and an egress-only driveway to the Kimbrook Plaza  
driveway; trees are shown along the Kimbrook Plaza driveway frontage, next to the  
driveway to the plaza, and combined with landscaping around the building and in the  
stormwater management area; the existing monument sign for the plaza will remain in the  
northwest corner; and

7 changes from the previous referral include reducing the parking from 33 to 31 spaces and  
adding plantings and trees; and

8 per the Environmental Assessment Form (EAF) dated 7/16/25, 1.30 acres of the 1.30-acre  
site will be disturbed by the proposed project and stormwater will be directed to "on-site  
stormwater management facilities"; per the Layout Plan, a stormwater management area  
will be constructed along the southern parcel boundary;

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

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

water per day;

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

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

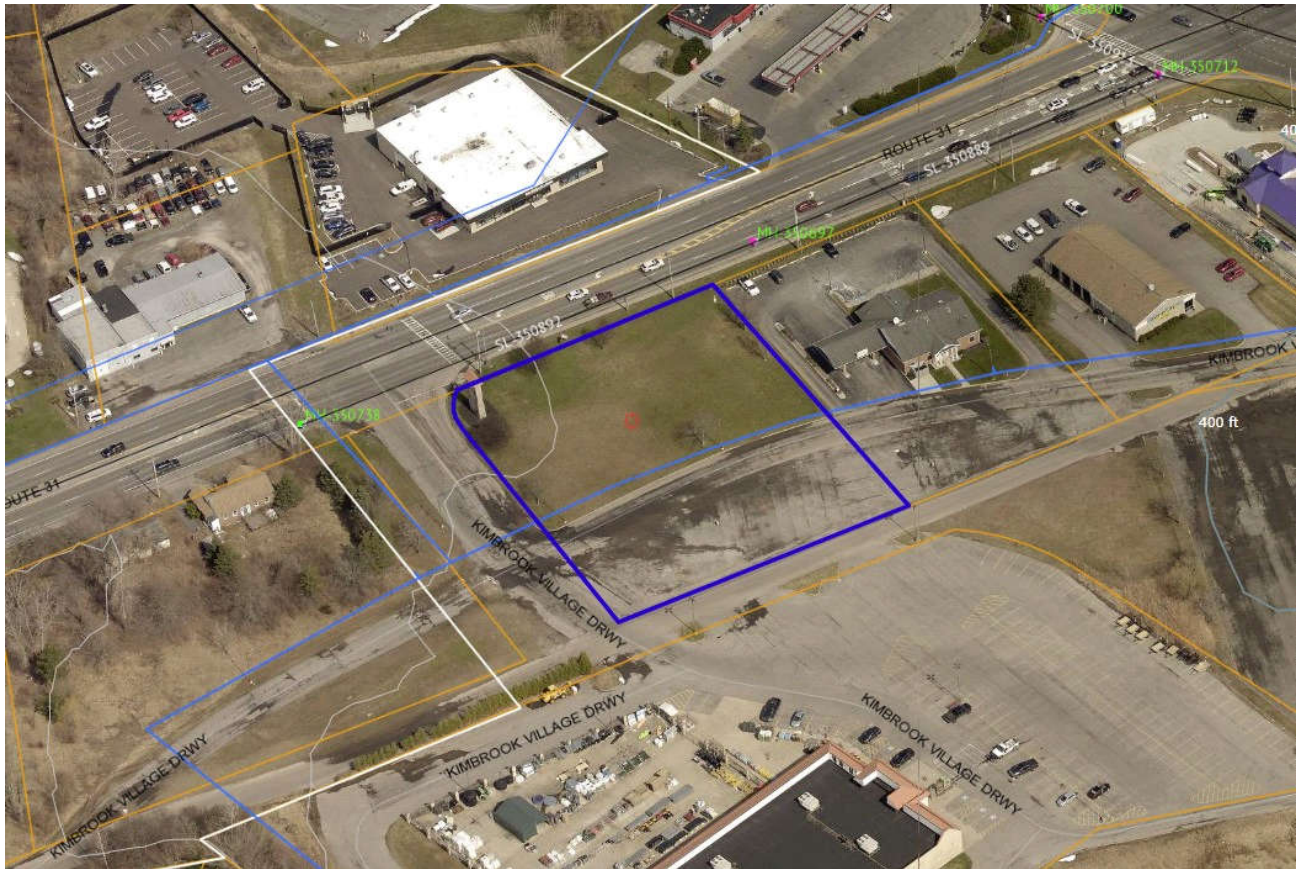
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses,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

11 per aerial imagery, sidewalks are present along NYS Route 31 in this location; the site is 0.2 miles away from an existing Central New York Regional Transit Authority (Centro) bus stop with good pedestrian infrastructure in place; and

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

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





**Z-25-284**

Z-25-287 SITE PLAN

See Also Case: Bronze Foundry Lofts

Bronze Foundry Lofts

Z-25-288 at Curtis Avenue, NYS Route 370 and East  
Genesee Street

Tax Map # 007.-03-03.0, 007.-03-04.0,

Village of Baldwinsville

Received: 9/12/2025

30-Day Deadline: 10/12/2025

- 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 East Genesee Street (Route  
31) and Salina Street (Route 370), both state highways; and
- 2 the applicant is proposing construction of a mixed-use development on 14.6 acres in a  
proposed Planned Development (PDD) zoning district; and
- 3 the Board is concurrently reviewing an Other Authorization (Z-25-288) to adopt the PDD  
zoning district and consolidate the twelve parcels in the PDD; the Board previously  
recommended Modification on a zone change referral (Z-24-304) to change the site from  
Industrial, Commercial, and Residential (R-1) zoning designations to Planned  
Development District (PDD), advising the applicant coordinate with the Onondaga  
County Departments of Health and Water Environment Protection (OCHD, OCDWEP)  
regarding a wastewater disposal plan and obtaining necessary approvals, coordinate with  
OCDWEP regarding capacity in the Village and County sewer systems, to coordinate  
with NYS Department of Transportation (NYSDOT) regarding access plans along with  
providing a Stormwater Pollution Prevention Plan (SWPPP) and Traffic Impact Study  
(TIS) to the Department, to coordinate with CSX railways to ensure no encroachment of  
the development on adjacent railway lands, and to ensure delineated wetlands are  
confirmed and required permits obtained from the US Army Corps of Engineers; and
- 4 the site is located across 12 contiguous, to be consolidated, parcels on the east side of the  
Village of Baldwinsville, primarily surrounded by residential lots, mixed with  
commercial uses; the western boundary of the site is adjacent to CSX railroad tracks; and
- 5 the site has with frontage on Curtis Avenue, a local road, and East Genesee and Salina  
Streets (NYS Routes 31 and 370); per aerial imagery from May 2024, the site is primarily  
vacant, but has some buildings remaining on road frontages; and
- 6 the applicant is proposing construction of a development to include six 3-story apartment  
buildings totaling 252 dwelling units; per the Site Layout Plan dated 7/8/25, an internal  
road will traverse the site, with full access driveways to both East Genesee and Salina  
Streets (NYS Route 31 and 370 respectively); the six buildings and associated parking  
lots (totaling 435 spaces) are all accessed from the internal road; the central portion of the  
site contains a clubhouse, playground, and a delineated stream; Buildings A, B and E will  
have garages totaling 56 spaces constructed next to their adjacent parking lots; per the  
Grading Plan and Planting Plan, both dated 7/8/25, a Clubhouse and adjacent playground  
will be located in the southwest corner of the central block of the site and a stream will  
cross the northeast corner; a dog park is shown adjacent to the driveway to Salina Street,  
adjacent is residential fronting on Curtis Street, a local road; the site contains an  
approximately 47'-wide area that extends to Curtis Avenue and the Planting Plan shows  
what appears to be a trail or pedestrian path extending to Curtis Ave with trees and shrubs  
to be planted alongside the path; any specific plans for the Salina Street frontage  
excepting its driveway use are not detailed in the submitted plans; a Photometric Plan  
dated 7/8/25 for the proposed development was included with the referral materials;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed  
driveways on NYS Route 31 and 370 must meet Department requirements; and



- 7 changes from the previously referred Concept Design – Site Plan dated 6/19/24 are an absence of details regarding the areas of the site adjacent to driveways to East Genesee and Salina Streets which had been labeled “future commercial development block”; the EAF notes “Subsequent phases will include the Commercial and Mixed-Use development blocks on Salina Street”; residential units and parking has decreased from the previous plans from 280 dwelling units and 490 parking spaces;
- 8 the applicant is proposing a zone change to a Planned Development District (PDD) to allow construction of a large mixed-use complex; per Village Code, the Village Planning Board will evaluate the proposed Planned Development District on criteria including “an appropriate and suitable development of the entire area as an integrated and harmonious unit”, the development is “consistent with an appropriate development of the neighborhood and surrounding area and not unreasonably detrimental to the existing structures or uses in the neighborhood”, and the development is “an appropriate evolution of the Comprehensive Plan for the Village of Baldwinsville”; and
- 9 per the Environmental Assessment Form (EAF) dated 12/13/24, 14.6 acres of the site will be disturbed by the proposed project and the development will result in 9.2 acres of impervious surface; per the EAF, stormwater will be managed via “on-site stormwater facilities/structures”; per the Utility Plan, stormwater infrastructure will be installed under parking lots and roadways along with numerous basins including a small basin adjacent to the driveway to East Genesee Street, multiple basins along the western site boundary; a Stormwater Pollution Prevention Plan (SWPPP) dated 10/24/24 was included with the previous referral and per the Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, has been submitted to the Village;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- 10 GIS mapping shows the site may contain two federal wetlands in a central portion of the site that is currently wooded and vacant; per Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, the applicant submitted to the Village a Wetland and Stream Delineation Report prepared by EDR and dated 9/2024; per the minutes “Six small wetlands (totaling 0.9 acres) and three streams, two of which were ephemeral drainage features, were identified. All but one of the wetlands were determined to be nonjurisdictional in terms of federal jurisdiction by a determination made by the Army Corps of Engineers, dated September 18, 2024. None of the wetlands are expected to fall under NYSDEC jurisdiction. The project was designed to minimize impacts on wetlands. The Applicant shall be permitted to disturb less than 0.5 acres of wetlands pursuant to a Nationwide General Permit issued by the Army Corps of Engineers.”; per the EAF, the development will result in the loss of 0.4 acres of wetland;
- 11 per the referral notice, the site is served by public drinking water with a new connection proposed for the development; per the EAF, the site is anticipated to use 40,000 gallons of drinking water per day; and
- 12 per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service areas; per the EAF, the proposed development is anticipated to generate 40,000 gallons of liquid waste per day;
- ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal

engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>;

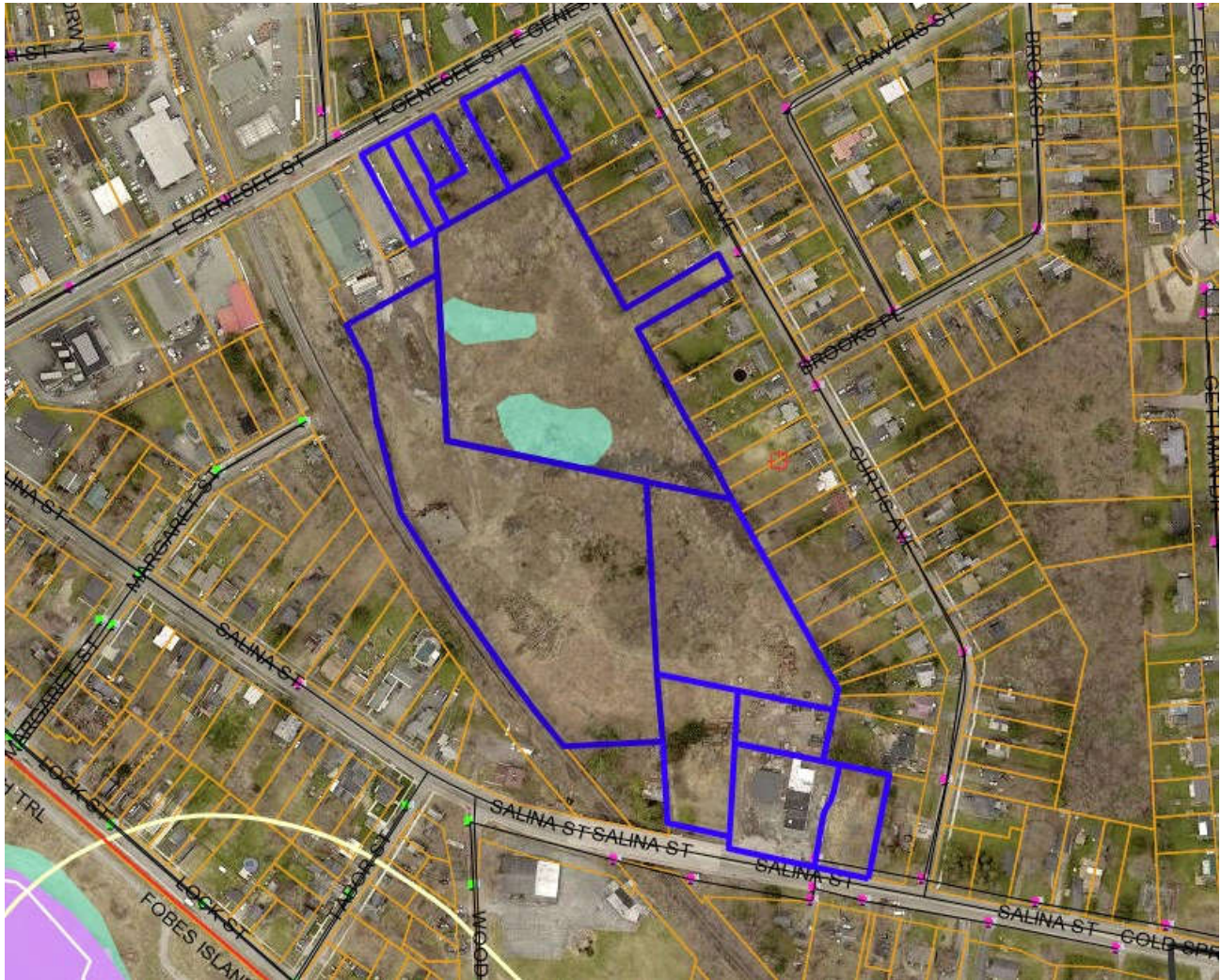
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

- 13 the project is within 2,000 feet of multiple sites (IDs: V00053, E734114, C734085) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (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;

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-25-287

Z-25-288	OTHER	
See Also Case:	AUTHORIZATION	Bronze Foundry Lofts
	Bronze Foundry Lofts	
Z-25-287	at Curtis Avenue, NYS Route 370 and East Genesee Street	Tax Map # 007.-03-03.0, 007.-03-04.0,
	Village of Baldwinsville	
	Received: 9/12/2025	30-Day Deadline: 10/12/2025

1 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 East Genesee Street (Route  
31) and Salina Street (Route 370), both state highways; and

2 the applicant is proposing to adopt a Planning Development (PDD) zoning district and  
consolidate 12 parcels totaling 14.6 acres as part of a mixed-use development; and

3 the Board is concurrently reviewing a Site Plan referral (Z-25-287) to to construct the  
development; the Board previously recommended Modification on a zone change referral  
(Z-24-304) to change the site from Industrial, Commercial, and Residential (R-1) zoning  
designations to Planned Development District (PDD), advising the applicant coordinate  
with the Onondaga County Departments of Health and Water Environment Protection  
(OCHD, OCDWEP) regarding a wastewater disposal plan and obtaining necessary  
approvals, coordinate with OCDWEP regarding capacity in the Village and County sewer  
systems, to coordinate with NYS Department of Transportation (NYSDOT) regarding  
access plans along with providing a Stormwater Pollution Prevention Plan (SWPPP) and  
Traffic Impact Study (TIS) to the Department, to coordinate with CSX railways to ensure  
no encroachment of the development on adjacent railway lands, and to ensure delineated  
wetlands are confirmed and required permits obtained from the US Army Corps of  
Engineers; and

4 the site is located across 12 contiguous, to be consolidated, parcels on the east side of the  
Village of Baldwinsville, primarily surrounded by residential lots, mixed with  
commercial uses; the western boundary of the site is adjacent to CSX railroad tracks; and

5 the site has with frontage on Curtis Avenue, a local road, and East Genesee and Salina  
Streets (NYS Routes 31 and 370); per aerial imagery from May 2024, the site is primarily  
vacant, but has some buildings remaining on road frontages; and

6 the applicant is proposing construction of a development to include six 3-story apartment  
buildings totaling 252 dwelling units; per the Site Layout Plan dated 7/8/25, an internal  
road will traverse the site, with full access driveways to both East Genesee and Salina  
Streets (NYS Route 31 and 370 respectively); the six buildings and associated parking  
lots (totaling 435 spaces) are all accessed from the internal road; the central portion of the  
site contains a clubhouse, playground, and a delineated stream; Buildings A, B and E will  
have garages totaling 56 spaces constructed next to their adjacent parking lots; per the  
Grading Plan and Planting Plan, both dated 7/8/25, a Clubhouse and adjacent playground  
will be located in the southwest corner of the central block of the site and a stream will  
cross the northeast corner; a dog park is shown adjacent to the driveway to Salina Street,  
adjacent is residential fronting on Curtis Street, a local road; the site contains an  
approximately 47'-wide area that extends to Curtis Avenue and the Planting Plan shows  
what appears to be a trail or pedestrian path extending to Curtis Ave with trees and shrubs  
to be planted alongside the path; any specific plans for the Salina Street frontage  
excepting its driveway use are not detailed in the submitted plans; a Photometric Plan  
dated 7/8/25 for the proposed development was included with the referral materials;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed

driveways on NYS Route 31 and 370 must meet Department requirements; and changes from the previously referred Concept Design – Site Plan dated 6/19/24 are an absence of details regarding the areas of the site adjacent to driveways to East Genesee and Salina Streets which had been labeled “future commercial development block”; the EAF notes “Subsequent phases will include the Commercial and Mixed-Use development blocks on Salina Street”; residential units and parking has decreased from the previous plans from 280 dwelling units and 490 parking spaces;

the applicant is proposing a zone change to a Planned Development District (PDD) to allow construction of a large mixed-use complex; per Village Code, the Village Planning Board will evaluate the proposed Planned Development District on criteria including “an appropriate and suitable development of the entire area as an integrated and harmonious unit”, the development is “consistent with an appropriate development of the neighborhood and surrounding area and not unreasonably detrimental to the existing structures or uses in the neighborhood”, and the development is “an appropriate evolution of the Comprehensive Plan for the Village of Baldwinsville”; and

per the Environmental Assessment Form (EAF) dated 12/13/24, 14.6 acres of the site will be disturbed by the proposed project and the development will result in 9.2 acres of impervious surface; per the EAF, stormwater will be managed via “on-site stormwater facilities/structures”; per the Utility Plan, stormwater infrastructure will be installed under parking lots and roadways along with numerous basins including a small basin adjacent to the driveway to East Genesee Street, multiple basins along the western site boundary; a Stormwater Pollution Prevention Plan (SWPPP) dated 10/24/24 was included with the previous referral and per the Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, has been submitted to the Village;

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

GIS mapping shows the site may contain two federal wetlands in a central portion of the site that is currently wooded and vacant; per Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, the applicant submitted to the Village a Wetland and Stream Delineation Report prepared by EDR and dated 9/2024; per the minutes “Six small wetlands (totaling 0.9 acres) and three streams, two of which were ephemeral drainage features, were identified. All but one of the wetlands were determined to be nonjurisdictional in terms of federal jurisdiction by a determination made by the Army Corps of Engineers, dated September 18, 2024. None of the wetlands are expected to fall under NYSDEC jurisdiction. The project was designed to minimize impacts on wetlands. The Applicant shall be permitted to disturb less than 0.5 acres of wetlands pursuant to a Nationwide General Permit issued by the Army Corps of Engineers.”; per the EAF, the development will result in the loss of 0.4 acres of wetland;

per the referral notice, the site is served by public drinking water with a new connection proposed for the development; per the EAF, the site is anticipated to use 40,000 gallons of drinking water per day; and

per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service areas; per the EAF, the proposed development is anticipated to generate 40,000 gallons of liquid waste per day;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1

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

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

- 13 the project is within 2,000 feet of multiple sites (IDs: V00053, E734114, C734085) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (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;

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-25-288

Z-25-282

SITE PLAN

Dunuwila Wealth Management  
at 6875 East Genesee Street

Dunuwila Wealth Management  
Tax Map # 067.-03-14.0

Town of DeWitt

Received: 9/8/2025

30-Day Deadline: 10/8/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5) and Highbridge Road (Route 92), both state highways; and

2

the applicant is proposing to demolish an existing structure and construct a new 3,000 sf office building on a 0.56-acre parcel in a Special Business Transitional zoning district; and

3

the site is located along East Genesee Street in between Wegmans DeWitt and Lyndon Corners in an area characterized by commercial along major roads, surrounded by residential; nearby businesses include a clothing store, a veterinary dentist, an optician, bank, and urgent care; and

4

the site contains a house utilized by a wealth management company, located at the corner of East Genesee Street (NYS Route 5) and Ely Drive, a local road; per aerial imagery from May 2024, the rear portion of the site is covered by an approximately 50'-wide asphalt driveway/parking area; sidewalks are present along the East Genesee Street frontage, but not along Ely Drive;

ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to East Genesee Street will be permitted; and

5

per the local application, the applicant is proposing demolition of the existing building and construction of a new 3,000 sf commercial building; site improvements will include new lighting, landscaping, and signage; per the local application, the parking lot, tree buffers, and curb cut are to remain the same, but per the Site Plan dated 8/25/25, it appears the curb cut will be narrowed and portions of asphalt along the northern parcel boundary and at the rear of the parking area will be removed; per the Site Plan, 20 parking spaces will be striped, a dumpster enclosure will be located at the rear of the parking area, and a new row of evergreen trees will be planted between the parking area and the northern parcel boundary which abuts adjacent residential; existing trees along the Ely Drive frontage and eastern parcel boundary will remain; and

6

per the Environmental Assessment Form (EAF) dated 8/27/25, 0.30 acres of the site will be disturbed by the proposed project and "all rooftop runoff shall be directed towards best management practices for stormwater control";

ADVISORY NOTE: Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited; and

7

per the referral notice, the proposed building will connect to public drinking water;

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

8

per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant and Lyndon Pump Station service area; a new connection is proposed to serve the new building;

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

- 9 the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 10 the site is located near the Former School No. 9 (Real Estate Office) which is listed on, or has been nominated by the NYS Board of Historic Preservation, for inclusion on the State or National Register of Historic Places; and
- 11 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



**Z-25-282**

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 No. F of 2025 to provide for the codification of the local laws, ordinances, and certain resolutions of the Town of Spafford into a municipal code to be designated the "Code of the Town of Spafford"; and

the purpose of the proposed law is to increase "the effectiveness of town governmental administration, providing for greater public awareness of and access to town legislation and protecting the health, safety and welfare of town inhabitants"; and

any local law or ordinance "inconsistent with provisions contained in the Code adopted by this local law" will be repealed, including two local laws pertaining to weight limits of vehicles and traffic and unsafe buildings and structures (Local Laws No 1-1981 and 3-2008 respectively); and

specific local laws and ordinances not to be affected by the proposed codification including "Any right or liability established, accrued or incurred under any legislative provision of the Town of Spafford prior to the effective date of this local law", offenses or violations of legislative provisions of the Town, local laws or ordinances providing for road changes or maintenance, finances, property agreements, the "levy or imposition of special assessments or charges", local laws or ordinances "relating to salaries and compensation", changes to the Zoning Map, and "any local law or ordinance adopted subsequent to October 21, 2024"; and

per the proposed law, many minor fixes will be completed including incorporating "nonsubstantive changes" and grammatical fixes, updating any references to a "Building Inspector" to "Code Enforcement Officer", and titles and headings to be inserted along with "Editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Code"; and

a Schedule A "Specific Revisions at Time of Adoption of Code" has been created, identifying the specific changes to be made to the Town Code, most of which do not apply to planning, land use, zoning, or other matters typically reviewed by this Board; such sections include Ch. 23 Ethics with specific updates including matters such as conflicts of interest, nepotism, political solicitation, confidential information, and gifts, Ch. 72, Alcoholic Beverages, Ch. 80, Animals, and Ch. 129, Games of Chance; and definitions to be updated within Ch. 250 Zoning include removing definitions for "club" and "private club or lodge", "lot width will now be defined as "the width of the lot between side lot lines at the front building line", and updating the definition of "family" to read "One or more persons living together in a single dwelling unit as a traditional family or the functional equivalent of a traditional family. It shall be a rebuttable presumption that four or more persons living together in a single dwelling unit, who are not related by blood, adoption, or marriage, do not constitute the functional equivalent of a traditional family. In determining the functional equivalent of a traditional family, the following criteria shall be present: (1) The group shares the entire dwelling unit. (2) The group lives and cooks together as a single housekeeping unit. (3) The group shares expenses for food, rent, utilities or other household expenses. (4) The group is permanent and stable, and not transient or temporary in nature. (5) Any other factor reasonably

related to whether the group is the functional equivalent of a family”; and  
9 additional changes to Ch. 250, Zoning include clarifying responses to violations and  
repealing Sec. 7-19, Unsafe buildings, clarifying Boards handling specific sections; and  
10 language pertaining to solar energy systems has been updated or clarified in the Bulk-Use  
Tables for Residential-Agriculture Districts, the Skaneateles Lake District, and Otisco  
Lake District; and

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

**No Map Available**

Z-25-279

SITE PLAN

Rolex / Reed Jewelers  
at 100 Dewey Avenue

Ethan Allen - Reeds Jewelers  
Tax Map # 064.-01-22.1

Town of DeWitt

Received: 9/4/2025

30-Day Deadline: 10/4/2025

- 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 East Genesee Street  
(Routes 5 and 92) and Interstate Route 481, both state highways; and
- 2 the applicant is proposing to relocate the existing water line, dry well and dumpster  
enclosure on a 2.6-acre parcel in Special Business Transitional and Residential-2 zoning  
districts; and
- 3 the Board has reviewed multiple referrals for this site, most recently offering No Position  
on combining the four lots comprising the site; previously, the Board recommended  
Modification on a site plan referral (Z-22-73) to redevelop the former Ethan Allen  
building to house new commercial tenants and No Position with Comment on an area  
variance (Z-22-74) to reduce the required parking spaces; and
- 4 the site is located east of Interstate Route 481 and south of Route 5, both state highways;  
surrounding land uses are primarily commercial with nearby retail stores, banks, and  
grocery stores along Route 5 and residential land use to the south; Butternut Creek runs to  
the west of the site; and
- 5 the site contains an approximately 24,000 sf, multi-tenant building located in the northern  
corner of the site, along the East Genesee Street frontage; parking is located along the  
southeast and southwest (rear) sides of the building; the site has road access from Dewey  
Avenue, a local road;  
ADVISORY NOTE: Per the NYS Department of Transportation, no access to East  
Genesee Street will be permitted; and
- 6 the applicant is proposing modifying their approved site plan to allow relocating a water  
line, dry well, and dumpster enclosure and installing a monument sign; the previously  
approved locations for the dumpster enclosure, dry well, and water line are detailed in the  
current referral materials; per the Grading, Drainage and Utilities Plan dated 8/26/25, the  
relocated water line will be located between the southeast parking area and the proposed  
stormwater basin located in the southeast corner of the site; the new locations for the  
dumpster enclosure and dry well will be the southwest corner of the parking lot; per a  
previously referred Grading, Drainage and Utilities Plan dated 1/30/23, the previously  
proposed location of the water line is not depicted, but the dry well and dumpster  
enclosure were to be located closer to the northwest parcel boundary; the monument sign  
is depicted along the East Genesee Street frontage; and
- 7 per the Environmental Assessment Form (EAF) dated 8/18/25, 2.00 acres of the site will  
be disturbed by the proposed project; per the Grading, Drainage and Utilities Plan, a  
drainage swale and stormwater basin will be located along the southeast parcel boundary;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land  
must be covered under the NYS SPDES Permit; the municipality is advised to ensure that  
the applicant has obtained the appropriate permits from the NYS Department of  
Environmental Conservation prior to municipal approval;  
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater  
runoff into the state's drainage system is prohibited; and
- 8 per the referral notice, the site is served by public drinking water and the drinking water  
supply line is being relocated; per the Grading, Drainage and Utilities Plan, the applicant

is coordinating with OCWA regarding the service connection;

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

9

per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service areas;

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

10

the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Plan it appears that a small portion of trees on the residential properties will be removed as part of the proposed project;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and





**Z-25-279**

Z-25-280

SITE PLAN

Saab, Inc.

Saab

at 24 Aspen Park Boulevard

Tax Map # 021.-01-11.4

Town of DeWitt

Received: 9/4/2025

30-Day Deadline: 10/4/2025

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 Collamer Road (Route 298), a state highway; and

2

the applicant is proposing to reconfigure an existing parking area, relocate a dumpster enclosure and modify a rear curb cut to facilitate truck access on a 7.23-acre parcel in a High-Tech zoning district; and

3

the Board has previously reviewed several referrals concerning this location, most recently offering No Position with Comment on a site plan referral (Z-14-101) to construct a 52,800 sf building, advising the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding sewer needs and stormwater; the Board has also reviewed site plan, subdivision, and area variance referrals (Z-05-292, S-06-121, and Z-06-329); and

4

the site is located in Collamer Crossings Business Park, along Collamer Road, east of its intersection with Interstate 481; nearby are Aspen Park Financial, Northwestern Mutual, NexGen Asset Management Intelligence, and a former sports center; and

5

per aerial imagery from May 2024, the site contains an approximately 47,000 sf commercial building fronted by a portion of the Collamer Crossings parking lot; a second parking lot is located along the eastern side of the building; the site has two access points to Aspen Park Boulevard, one from the main parking lot and the second from a rear loading dock area; the site also has access to Collamer Crossing Parkway via the parcel to the west; and

6

per the referral, the applicant is proposing “reconfiguring the existing parking area, relocating the dumpster enclosure, and modifying rear curb cut to facilitate truck access”; per the Layout, Grading & Planting Plan dated 8/28/25, pavement will be removed from the eastern and southern sides of the secondary parking lot, the lot will be restriped, and a dumpster enclosure will be constructed at the southern end; the rear driveway to Aspen Park Boulevard will be reconstructed to have a wider driveway curtain and the existing dumpster enclosure will be removed from that area; and

7

per the Environmental Assessment Form (EAF) dated 8/26/25, 0.17 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; and

8

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

9

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

10

a letter from the NYS Department of Conservation (DEC) dated 6/22/25, stating there are no NYS jurisdictional wetlands on site was included with the referral materials; per GIS mapping, federal and state jurisdictional wetlands are located around the site, but none are shown on the site; and

11

the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans



it appears that no trees will be removed as part of the proposed project; and  
the site or a portion of it is located in or adjacent to an area designated as sensitive for  
archaeological sites on the NYS Historic Preservation Office archaeological site  
inventory (per EAF Mapper); and



Z-25-280

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and

the Town of Salina is proposing to adopt the Town of Salina Comprehensive Plan; and the Town of Salina (the Town) is located on the northeast shores of Onondaga Lake and is bordered by the City of Syracuse, the Town of DeWitt, the Town of Geddes, the Town of Lysander, and the Town of Clay; the Town benefits from its central location to Hancock Airport, the regional transportation hub, and the crossroads of Interstate 81 and Interstate 90; the Town recognizes its position to capitalize upon opportunities for economic growth, prosperity, and stronger connections with nearby municipalities and the wider region; and

the Plan considered the following past planning efforts: Plan Onondaga, 2023; Housing Onondaga, 2024; Onondaga County Multi-Jurisdictional Hazard Mitigation Plan; Central New York Regional Recreation & Heritage Plan, 2017; Central New York Regional Sustainability Plan: Comprehensive Economic Development Strategy, 2020; Bicycle Commuter Corridor Study, 2013; and US11 Mattydale Mobility Study, 2022; and

development of the Plan was guided by a public engagement process using various methods to involve the community, including regular steering committee meetings, pop-up tabling events, an online survey, and two open houses; and

the Plan recognizes the Town's existing development pressure, the need for a variety of housing to respond to shifting demographics and lifestyle preferences, the need for a strategy for reinvesting in older housing and neighborhoods, and the Town's aging population's preference to age in place; and

the Plan offers a vision with actionable steps for the Town of Salina to grow and redevelop while considering the expected development pressure from Micron's investment in CNY; the Plan considers which types of development the Town should pursue in response to future growth and will serve as a guide to align the Town's zoning code with its future vision; the Plan highlights connectivity and community mobility on multiple scales; the Plan presents a comprehensive vision for how the Town of Salina can achieve its goals of staying competitive, expanding its tax base, and offering a high quality of life for its residents; and

the Plan incorporates four plan themes that align with plan themes established in the Onondaga County Comprehensive Plan, Plan Onondaga: Strong Centers, Housing and Neighborhoods, Community Mobility, and Greenways and Blueways; and

the Plan recognizes the importance of planning for Strong Centers and establishes three strong center goals: support business retention and development with the Town; modify employment centers and business parks to fit the Town's changing needs, and establish mixed-use districts to meet the needs of residents and workers; the Plan recommends establishing three distinct types of (strong) centers: Main Street District, Office & Light Industrial Center, and Industrial Manufacturing, which align with Emerging Center, Town Growth Center, and Employment Center strong centers established in Plan Onondaga; and

the Plan recognizes the importance of planning for Housing and Neighborhoods and

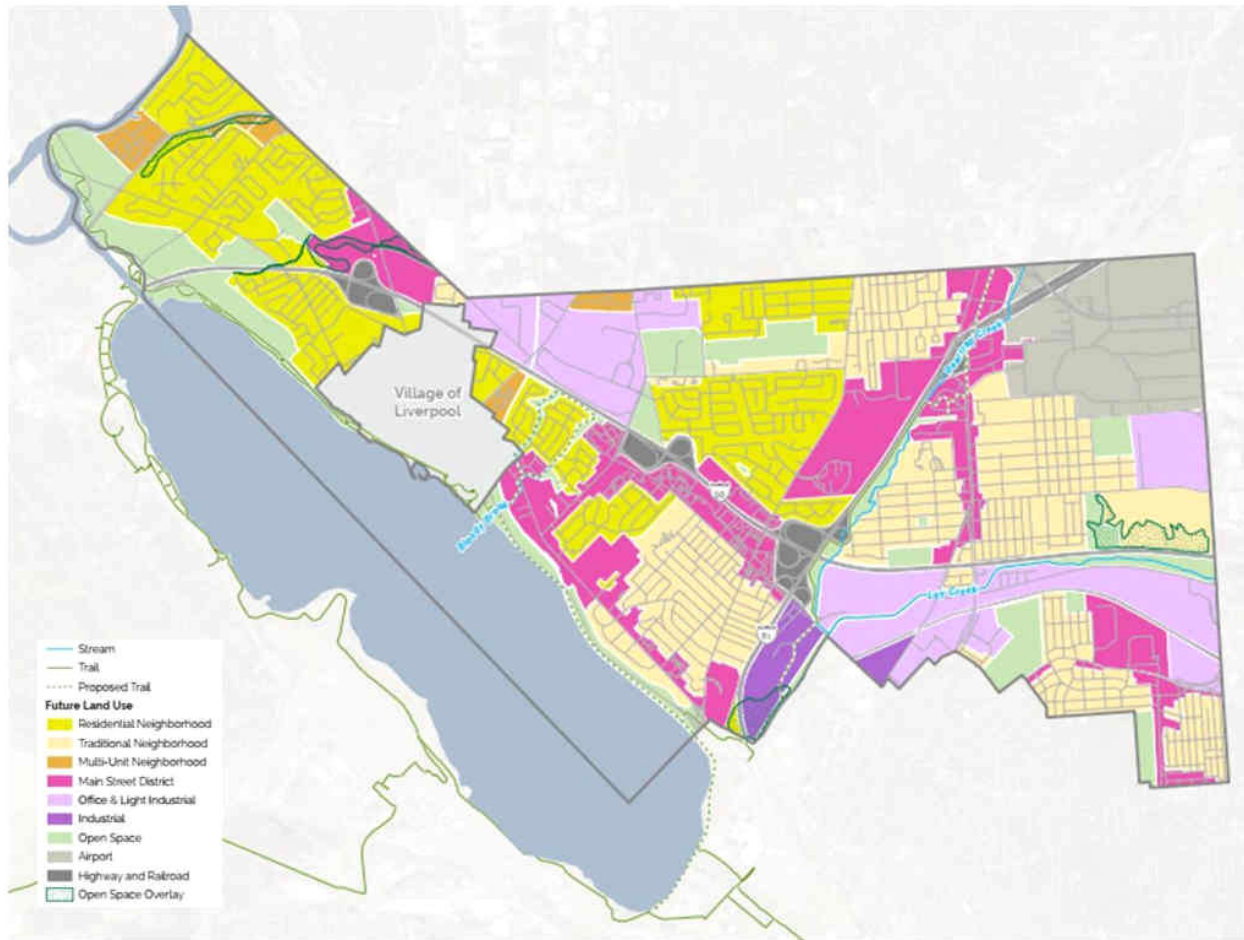
establishes three housing and neighborhood goals: support residential property owner re-investment in existing housing; invest in neighborhood infrastructure such as sidewalks, traffic calming measures, parks, and open space enhancements; and, allow for more diverse housing options while maintaining the current character of the Town's neighborhoods; and

11 the Plan recognizes the importance of planning for Community Mobility and establishes four community mobility goals: increase road safety and comfort to ease travel for all users; strengthen accessibility and connectivity in the Salina's commercial centers by installing multimodal infrastructure, enhance public transit within Salina, and, increase connectivity between neighborhoods and commercial centers; and

12 the Plan recognizes the importance of planning for Greenways and Blueways and establishes three greenway and blueway goals; identify ways to improve the Town's trail network and update existing trails; promote the existing trails and recreation resources in the Town; and, build coalitions between community members and regional partners to identify, acquire, and conserve properties; and

13 the Plan includes a Future Land Use Plan and a Future Land Use Map (FLUM) that were developed using community input and analysis of existing infrastructure and other community data; the Future Land Use Plan, as illustrated on the FLUM, establishes a variety of land uses organized by the following Character Areas: Residential Neighborhood, which allows for single-unit detached and attached dwellings; Traditional Neighborhood, which allows for single-unit detached and attached dwellings and townhouses; Multi-Unit Neighborhood, which allows for townhouses and apartments; Main Street District, which allows for multi-unit dwellings, townhouses, multi-story mixed residential and commercial uses, offices, restaurants, and neighborhood commercial and retail uses; Office & Light Industrial, which allows for commercial uses, research and technology facilities, warehousing and distribution, and light industrial use as an accessory use; Industrial, which allows for manufacturing, transportation and logistics, and warehousing and distribution uses; Open Space; and Airport; and

14 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a 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-25-281



J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## STAFF REPORT

### ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 24, 2025

OCPB Case: Z-25-290

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 I, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Micron Semiconductor Manufacturing, LLC for the property generally located at 5171 State Route 31; and

WHEREAS, 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, Caughdenoy Road (Route 49), a county highway, the municipal boundary between the Town of Clay and the Town of Cicero, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant, Micron New York Semiconductor Manufacturing, LLC, is proposing to construct a large-scale, leading-edge semiconductor manufacturing facility on 1,377 acres in Industrial (I-2) and Residential Agricultural (RA-100) zoning districts; and

WHEREAS, the Onondaga County Planning Board (the Board) is concurrently reviewing four cases related to the Micron Semiconductor project - the Micron campus Site Plan (Z-25-290), Micron Area Variances (Z-25-291), and a related Micron Rail Spur Project Site Plan (Z-25-292) and Area Variances (Z-25-293); the Town of Clay is also reviewing a zone change application to rezone remaining RA-100 parcels within project boundaries to I-2, which is exempt from County Planning Board review; subdivision review to combine project parcels is anticipated, as is the abandonment of Burnet Road; the overall site includes approximately 5 parcels in the Town of Cicero, primarily for ingress and egress to the site; reviews for the Micron project, as referred by the Town of Clay, shall be understood to also encompass any substantially related referrals which may be necessary from the Town of Cicero; and

WHEREAS, in recent years, the Board has reviewed two local laws and a zone change referral related to the White Pine Commerce Park; in 2023, the Board recommended Approval of a zone change referral (Z-23-158) on 53 parcels totaling 862 acres from R-15 and RA-100 to I-2, as part of an expansion of the White Pine Commerce Park, with over 1,200 acres under ownership of the Onondaga County Industrial Development Agency (OCIDA); in 2024, the Board took No Position on a local law from the Town of Clay (Z-24-258) to exempt certain land use activities on properties located in I-2 zoning districts from restrictive noise standards; in 2025, the Board took No Position on a local law (Z-25-50) to amend noise regulations related to construction and demolition activity in I-2 zoning districts; and

WHEREAS, per the referral materials, Micron Semiconductor Manufacturing, LLC plans to build a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facility (Micron) in Clay, NY at the White Pine Commerce Park (WPCP); full buildout of the project, as examined within the Micron Semiconductor Manufacturing Project,



Clay, NY Draft Environmental Impact Statement (DEIS) dated June 2025, is generally understood to encompass the development of a 4.8 million square foot Micron DRAM semiconductor manufacturing facility (in 4 phased Fabrication Buildings, or Fabs) and associated support facilities, an adjacent rail spur to deliver construction materials to the site from an adjacent CSX railway, a nearby childcare, healthcare and recreational center site to serve its employees, and lease of 360,000-500,000 square feet of existing warehouse space, location(s) TBD, within 20 miles of the Micron campus; and

WHEREAS, per consultation with the Town of Clay and referral materials, the current reviews are intended to include development activity related to construction of site plan elements considered under the phase of Fab 1 and Fab 1 Future, and also include ancillary support facilities, construction logistics, ingress and egress roads to be constructed during Phase 1, including driveways and parking, stormwater and other required site elements; the Micron Draft Environmental Impact Statement related to the current referrals covers the full buildout of 4 phases of Fab development, each with a similar scope to that being reviewed for Phase 1; future phases of buildout will be subject to additional local and Onondaga County Planning Board (OCPB) reviews; and

WHEREAS, per the DEIS, the proposed project would take place in stages over approximately 16 years; work on the project is to begin in the fourth quarter of 2025 with the construction of the first two DRAM manufacturing facilities (Fabs 1 and 2); Fabs 3 and 4 would commence construction following Fabs 1 and 2, with construction completion in 2041, and reaching full production output capacity by 2045; related facilities would be constructed on a parallel schedule to meet the infrastructure and utility needs for the proposed project as it scales up over the construction period; and

WHEREAS, the Micron campus encompasses approximately 72 parcels totaling 1,377 acres in the northern portion of the Town of Clay; the site is roughly bound by NYS Route 31 to the south, Caughdenoy Road to the west, extending north to the plane of Ver Plank Road which occurs to the west, and the municipal boundary between the Towns of Clay and Cicero (a small number of full-build parcels occur in Cicero Town, primarily for access); the subject lands are primarily vacant land, and residential structures now owned by the Onondaga County Industrial Development Agency; Micron will acquire project lands from OCIDA as part of the project; and

WHEREAS, the Design - Phase 1 Overall Plan All Phases dated 8/28/25, shows the phased buildout of all proposed structures on the site; Site Plan elements are broken down into Phase 1, Phase 1 Future Facilities, Phases 2, 3 and 4, Trestle, Detention Area (and Future), Road, Limits of Disturbance, Property Line, Security Fence, and Zoning Setbacks; buildings will be largely confined to the area south of the existing powerline corridor between Caughdenoy Road and the municipal line with the Town of Cicero; primary vehicular access is shown from Caughdenoy Road and NYS Route 31, with secondary access points on Caughdenoy Road and US Route 11; and

WHEREAS, per a letter dated 9/4/25 from Jacobs Engineering on behalf of Micron, each Fab is approximately 27.5 acres or 1.2 million square feet, generally consisting of 600,000 square feet of cleanroom space and 600,000 square feet of supporting infrastructure and buildings;

each Fab will have a similar footprint and layout, orientation and finished floor elevation, and would be successively connected, west to east on the site; in all, approximately 35 structures are proposed at full buildout, with the largest proposed structures being approximately 165 feet tall (over 10 stories equivalent); and

WHEREAS, as indicated in the Jacobs letter, site plans and referral materials, each of the 4 Fabs, or phases of development, will be understood to include an: Administrative Building (office space), Probe Building (for electrical testing of chips prior to shipment), Central Utilities Building (housing systems to deliver utilities necessary to produce the chips, such as HVAC, electric, water purification, recycling, and chemical/specialty gas delivery systems, generators), Electrical Yard and Substation (electrical needs for each fab), Hazardous Process Materials Building (store and dispense specialized chemicals and gases for manufacturing), Water and Wastewater Treatment Facility (including treatment for onsite reuse and ensure quality of released wastewater); Bulk Gas Yard (to isolate oxygen, argon, and nitrogen from ambient air for use in the fabrication process, and supply hydrogen and helium to the Fab); Surface and Structured Parking (each Fab would provide 500 surface spaces south of the administration and 2,400-space structured parking garages); a Backflow Prevention Building (to ensure site water could not flow back into OCWA water mains); Stormwater Management Practice Areas (to be constructed throughout campus to detain and treat stormwater runoff from impervious surfaces); and

WHEREAS, the Design - Phase 1: Overall Plan Construction Logistics Plan dated 8/28/25 also indicates several temporary, construction-oriented uses on lands to be cleared and graded as a temporary laydown area, in the vicinity of future Fabs 2-4; the Phase 1 Temporary Construction Area facilities include (from north to south on the site): a Bulk Gas Yard Laydown Staging Area, a Batch Plant area (with aggregate storage, staging and parking), Restrooms, Dumpster Area, Laydown Yard, Trade Parking, Subcontractor Trailer Area, Lunch Area/Restrooms, Chems Offices and Meeting Areas, Micron Site Office, Orientation Complex Training Area, and Front of House Trade Parking; and

WHEREAS, per the Existing Site and Scope of Work Drawing dated 8/28/25, an existing OCWA waterline easement (99'-wide per OCWA) crosses the front portion of the site near Route 31, and existing variable-width NYPA and National Grid overhead powerline easements are shown cross the northern portion of the site, generally 500'-600' wide; lands Now or Formerly Property of New York Central Lines LLC cross the very northwest corner of the site; and

WHEREAS, current zoning of the site acreage is primarily Industrial-2, which allows for the proposed uses of the site; the Town is currently reviewing a zone change application (exempt from OCPB review) to change the zoning of three recently acquired parcels to I-2 near the center of the site, as part of the larger Micron campus; and

WHEREAS, due to the scale and unique nature of the proposed facility, multiple area variances are being sought for the Micron campus buildings and accessory structures; a letter dated 9/4/25 from Jacobs Engineering, PC on behalf of the applicant describes the proposed variances to include:

- (1) relief from the number of loading docks required for Industrial-2 zoned properties: Town Code requires 1 loading space per 30,000 sf of building. Or 252 spaces per Fab; Micron is currently seeking 36 loading docks to serve Phase 1;
- (2) relief from the number of required parking spaces: Town Code requires 4 parking spaces per 1,000 sf, equaling 29,568 spaces for a single Fab Phase; Micron proposes 500 surface parking spaces and a 2,400-space parking garage for Fab 1, and reflects the same for future Phases 2-4; projected employment at the Micron facility at full buildout is estimated at approximately 9,000;
- (3) relief from fence height restrictions: Town Code allows for a maximum 7-foot-high fencing, whereby Micron proposes an 8.5-foot-high perimeter fence which includes 7-foot fence with 18" of barbed wire on top, for safety and security for the unique and highly secure operation;
- (4) relief from setback requirements for certain structures: Town code requires a 200-foot front yard setback from state or county highways and 50 feet from a town or private highway, and a 25-foot side and rear yard setback; the Highway Overlay Zone district increases the minimum front yard setback requirement to 250 feet as the site is considered a corner lot on Route 31 (Type A) and Caughdenoy Road (Type B); the setback variances requested take into consideration potential future expansions of Route 31 and Caughdenoy Road; Micron seeks to allow lighting, fencing (with vegetative screening) above 2.5-feet in height and stormwater retention ponds within required setbacks; at the main Caughdenoy Road entry, the applicant proposes to locate a monument sign (roughly 11'x5'x9") within the setback; in addition, structural foundations for the adjacent rail spur conveyance system are to be located within setbacks along Caughdenoy Road, including several vertical reinforced concrete footings with structural steel columns supporting an over-the-road rail spur conveyor, and a staircase; and
- (5) relief from accessory structure setbacks: in addition to the above referenced 250-foot road setback and 25-foot side and rear requirements, the Town Code also requires accessory buildings to be located behind the principal building and comply with corner lot requirements; Micron defines its Phase 1 accessory structures as parking, wastewater treatment facilities and electrical yard areas; the unique nature of the operation and related logistics, and ability to screen structures from view from roadways, dictate the location of structures within front and side yard locations; and

WHEREAS, the Micron Draft Environmental Impact Statement considered full buildout of the Micron campus and associated actions; it examined a range of alternatives, and considered the environmental resources that may be affected by the proposed project and connected actions; where feasible, best management practices were proposed to avoid and minimize potential effects; comments made on the DEIS have been received and responses to comments are being prepared by the Lead Agency (the Onondaga County Industrial Development Agency), which may lead to changes and further mitigative actions being added prior to preparation of a Final Environmental Impact Statement; and

WHEREAS, the included Circulation Plan indicates public access roads flowing to parking and administrative buildings, and restricted service truck access roadways throughout the site; primary public vehicle access is to occur via Caughdenoy Road and Route 31 entrances; service truck entrances occur in two locations along Caughdenoy Road and from US Route 11 in the Town of Cicero; each Fab Phase would include approximately 500 open lot parking

spaces and a 2,400-space parking garage; a multi-use trail for walkers and bikers leads from the main entry at Caughdenoy Road to the first Administration Building; Burnet Road will be formally abandoned; according to the Draft EIS, a traffic impact assessment has been prepared and the DEIS indicates the project will have significant adverse effects on transportation and traffic in the surrounding areas during certain periods of construction and operation, with significant traffic effects anticipated at intersections and freeway segments beginning in 2027; the DEIS proposes several potential mitigation actions and scenarios to mitigate these effects: NYS Route 31 is proposed to be widened from 1 to 2 lanes in each direction between US Route 11 and Morgan Road; the NYS Route 31/Interstate 81 interchange to be reconfigured to a diverging-diamond interchange with 3 lanes in each direction on Route 31; a new Interstate 81 interchange to be constructed at Sneller Road in the Town of Cicero; US Route 11 to be widened between Route 11 and Sneller Road; a new 4-lane access road between NYS Route 481, located just east of the CSX railroad mainline, with a new roundabout at the Maple Road intersection; a new NYS Route 481 access ramp at Caughdenoy Road, providing additional southbound and westbound movement, along with a new roundabout at Caughdenoy and Maple Roads; the DEIS also notes proposed bicycle/pedestrian mitigation could include continuous shared-use paths and sidewalks within the study area along Routes 31 and 11, crosswalks at signalized intersections, as well as safety enhancements such as refuge islands, striping, and lighting; mitigation projects are noted as falling within the jurisdiction of federal, state and local agencies; the DEIS indicates NYS Department of Transportation and the Federal Highways Administration will undertake a separate NEPA/SEQRA environmental review of the recommended mitigations and implement these or other mitigations that the agencies deem appropriate to ensure the best overall operational performance of the transportation network, in concert with the Proposed Project; and

WHEREAS, the Draft EIS indicates that eight CENTRO bus routes operate daily within the transportation evaluation area and currently have infrequent service and stops, with stops along US Route 11 being the closest to the site; Centro, the region's primary transit provider, intends to design a commuter route from the Downtown Syracuse transit hub to the Micron campus, and is investigating other potential transit options; CENTRO encourages provisions for adequate turning radii and interior site bus pull-offs be incorporated into site plan review, to facilitate efficient transit service to the interior of the site; and

WHEREAS, per the Environmental Assessment Form dated July 12, 2023, the anticipated water usage/demand per day is estimated at approximately 48 million gallons at full buildout, as a result of specific industrial processes related to semiconductor manufacturing; Micron proposes various measures of water conservation through on-site and off-site water reclamation, recycling and reuse of spent water resources to reduce its overall demand for water; per the DEIS, the Onondaga County Water Authority (OCWA) will be the potable water supply for the Micron project, and will construct new water service to the property, new parallel segments of transmission mains within existing easements, and improvements to several pumping stations to support the increased project; OCWA is also upgrading regional transmission facilities and performing interior upgrades to its raw water pump station in the City of Oswego to meet Micron's demand for water; on the Micron site, private water mains and fire hydrants, and a backflow prevention facility are indicated on submitted site plans; an existing 99-foot wide OCWA easement containing an existing water transmission main

crosses the southern portion of the site; OCWA notes this easement and infrastructure cannot be encroached upon until a suitable alternate easement is provided to the south by Micron and a new transmission main is constructed within; and

WHEREAS, per the Environmental Assessment Form, total anticipated liquid waste generation per day is anticipated at 2.6 million gallons per day of sanitary wastewater, and industrial process wastewater would increase over time, from 8.7 million gallons per day in Phase 1 to 33.5 million gallons per day at full buildout; Micron proposes to construct an onsite wastewater facility, pump station and related wastewater supply storage tanks that would provide a preliminary means of treatment for reclaimed and outgoing wastewater flows; the DEIS notes the project is being designed to reclaim as much industrial wastewater as possible for reuse within the facility; industrial wastewater flows would first be directed to the campus' internal water reclamation facility, for repurification and reuse in the Fabs, estimated at approximately 65% of water used; per the DEIS and the Onondaga County Department of Water Environment Protection, improvements to the County's Oak Orchard Wastewater Treatment Plant, approximately 3 miles from the site, are also planned, to increase capacity within the treatment plant service area, and a new Industrial Treatment Train (ITT) will be constructed as a separate facility at the Oak Orchard site; the ITT is to include advanced treatment of industrial wastewater for discharge to the Oneida River, reclaimed water facilities, and an industrial wastewater pump station and associated conveyance mains, to serve industrial users in and around the White Pine Commerce Park; a municipal sewer extension will include a municipal pump station and force main, which will carry flow from the site; and

WHEREAS, per the DEIS, approximately 595 acres are to be disturbed on the Micron campus; multiple large-scale stormwater detention ponds are indicated on submitted site plans around the perimeter of the site, both permanent and temporary; construction of the proposed full-build facilities would include removal of substantial volumes of soil and bedrock, and extensive fill and grading of more than 1,000 acres across the Micron campus, connected project sites, and utility routes to construct the project; the applicant has prepared a soil and materials management plan and Stormwater Management Plan (SWPPP) in accordance with NYS State Pollutant Discharge Elimination System (SPDES) program requirements, subject to approval by the municipal engineer; and

WHEREAS, per the DEIS and submitted plans, the proposed project will involve extensive disturbance of state and federal wetlands and surface water features, including the permanent loss of approximately 200 acres of federal jurisdictional wetlands and 7,828 linear feet of jurisdictional surface water features; under a proposed compensatory mitigation plan to offset these losses, Micron would partner with the Wetlands Trust to enhance, establish, or restore a total of 422.14 acres of wetlands and 14,030 linear feet of stream features across six mitigation sites located within a 9-mile distance to the northwest of the White Pines Commerce Park, resulting in a 2:1 mitigation ratio; Micron would also intend to purchase nine in-lieu fee program credits from the Wetlands Trust to offset impacts; Micron also indicates it would reduce runoff and reduce erosion through implementation of on-site stormwater best management practices; and

WHEREAS, planting plans included within referral materials indicate large areas of screening planting areas along road frontages and surrounding stormwater detention ponds; entranceways,



parking lots and administration building areas were subject to enhanced decorative landscape design elements and lighting; signage plans for prominent entry and building backlit and monument signage were included in referral materials; and

WHEREAS, the Environmental Assessment Form estimates annual electricity demand during operation at 7.15 billion kWh/year for Fabs 1 and 2 and 16.17 billion kWh/year for full buildout, to be provided via National Grid infrastructure; the Micron semiconductor facilities will likely have significant effects on electricity and transmission demand and loading; long-term grid and transmission planning by the appropriate entities is expected to ensure adequate capacity to meet future electricity demands, regardless of where power generation occurs; a 10-acre expansion of the nearby National Grid Clay Substation is referenced in the DIES, noting expansion does not include new equipment (e.g., transformers) that would cause an increase in operational noise; National Grid also proposes to expand an existing regulator station in the Town of Clay and construct a new natural gas distribution line from the regulator station to the Micron Campus to meet the energy demand of the Micron Campus; and

WHEREAS, the project will result in the generation of approximately 45,000 tons of solid waste per year, and use of substantial quantities of hazardous materials, including petroleum, solvents, acids, bases, corrosives, oxidizers, slurries and chemicals associated with the construction and operation of the Micron campus; per the DEIS, solid waste disposal facilities in the Central New York (CNY) region are expected to be able to handle the processing of solid waste flows from the proposed project with some modifications and expansions to existing facilities; Micron will implement its Reuse, Recycle, and Recovery (RRR) Program and other waste minimization procedures to reduce waste-to-landfill volumes; industrial waste from the campus would consist primarily of expired non-hazardous chemicals, which would be returned to manufacturers where practicable, and remaining chemicals would be collected via licensed private haulers for transport to permitted private facilities; and

WHEREAS, the DEIS describes several practices to mitigate significant increase in Greenhouse Gas (GHG) emissions from the full-buildout of the project; the operation of the four planned fabs will account for the largest contribution of GHG at the campus; the applicant will incorporate project design GHG reduction measures to control and reduce GHG emissions from the manufacturing process, including committing to purchase 100% carbon-free electricity, utilizing power purchase agreements and renewable energy credits; the New York State Department of Environmental Conservation will be reviewing Micron's Climate Leadership and Community Protection Act (CLCPA) analysis for consistency with the State's ability to meet its statewide GHG emissions limits, and may require additional climate-related mitigation measures under the CLCPA; and

WHEREAS, construction activities associated with the proposed project would result in temporary adverse impacts on air quality, per the DEIS, but stationary sources (process emissions) would not cause or contribute to an exceedance of any of the applicable National Ambient Air Quality Standards (NAAQS), short-term guideline concentrations (SGC), or annual guideline concentrations (AGC); to avoid and minimize effects on air quality during construction and operations, Micron would implement practices to control the potential for fugitive dust emissions, off-site transport of dust, and reduce emissions of air pollutants; Micron is coordinating with NYSDEC in support of a Federal Clean Air Act Title V permit; and

WHEREAS, per the DEIS, the site may contain plant and animal species, or their associated habitats, which have been listed by the state and/or federal government as a threatened or endangered species; species include the Indiana Bat, Northern Long-Eared Bat, Tricolored Bat, Northern Harrier, and Short-Eared Owl; Micron will implement several Best Management Practices to avoid or minimize effects on biological resources, including wintertime tree clearing, tree marking, retention of onsite roosting and foraging habitat where feasible, and limited nighttime construction; Micron would also permanently protect twice the amount of roosting habitat that could potentially be lost due to the project, and fund research and monitoring efforts to benefit science-based bat species conservation and management programs in New York State; additionally, Micron and the Wetland Trust have proposed to purchase 650 acres of sufficiently high-quality habitat for permanent protection and restore and manage the habitat as grassland for 15 years (in 3-year cycles) to achieve the 3:1 net conservation benefit ratio required by the State; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archeological sites on the NYS Historic Preservation Office archeological site inventory, and/or listed on, or has been nominated by the NYS Board of Historic Preservation of inclusion on the State or National Register for Historic Places; a finding of No Adverse Effect with respect to one historic architectural property is being reviewed along with information on other historic architectural properties, in consultation with New York State Historic Preservation Office (SHPO); the CHIPS Program Office (CPO) also is in the process of preparing a Programmatic Agreement for the project that will implement a phased identification process to defer the final identification and evaluation of archaeological resources; archeological studies are ongoing and CPO determined that Indigenous Nation monitoring is warranted during archaeological testing and Micron is continuing to coordinate with Indigenous Nation monitors as part of the archaeological investigations; and

WHEREAS, the DEIS finds that noise from construction and operation of the Micron facility, the rail spur site, and the childcare center will exceed established thresholds for significant adverse effects on recorded noise and vibration, and some noise effects may be unavoidable; various means are proposed to avoid and minimize noise effects include vibratory drilling as opposed to pile driving, installation of ground level noise barriers and rooftop shielding elements, berms, sound attenuators or low noise packages on equipment, and strategic equipment locations; and

WHEREAS, reducing potential human health and safety effects from construction activity was a key consideration for the inclusion of the rail spur, to substantially reduce the need for construction-related truck traffic; the DEIS indicates Micron will develop and implement a comprehensive set of procedures to manage risks to health and human safety in accordance with all applicable laws and regulations, and consistent with established environmental health and safety (EHS) programs Micron has implemented at its other facilities; Micron will work with local fire department and Emergency Management Services to prepare and coordinate emergency response; reducing potential human health and safety effects from construction activity was a key consideration for the inclusion of the rail spur, to substantially reduce the need for construction-related truck traffic; a Town of Clay New Development Fire Flow Form was included with referral materials; and

WHEREAS, regarding visual impacts and effects on community character, the project (particularly the main campus) will be highly visible from certain surrounding areas; visual effects will be most apparent from viewpoints closest to the Micron campus, but would become less apparent or would not occur beyond approximately a half-mile distance from the site, according to the DEIS; the overall visibility of the campus will be minimized with significant building setbacks, landscaping, and the use of downward directional, shielded, warm white LED lights; the applicant notes the project will result in changes to community character as a result of its visual effect and other factors such as increased traffic, and the effects of induced growth will change the character of the area, mostly as it transitions from low to high density; the DEIS also notes that while the growth-inducing effects of the project would result in significant changes to land use, changes would be subject to local discretionary approvals and planning policies, including applicable measures to avoid or minimize adverse development effects; and

WHEREAS, the DEIS projects the project would generate substantial new economic activity in the local and regional study area; full buildout will generate over \$10 billion in real GDP impacts within the region, generate additional tax revenues, invest \$500 million in local and regional initiatives that advance community needs, and generate over 9,000 permanent on-site operational jobs; the project is also estimated the project will generate over \$2 billion in induced disposable personal income in the five-county region by 2035 and over \$3.3 billion by 2041; the project is expected to generate 33,000 off-site jobs in total by 2045; within a five-county regional study area, approximately 64,000 new residents are expected by 2041; and







J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## STAFF REPORT

### ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 24, 2025

OCPB Case: Z-25-291

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral of AREA VARIANCES from the Town of Clay Planning Board at the request of Micron Semiconductor Manufacturing, LLC for the property generally located at 5171 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of area variances and the site is located within 500 feet of Route 31, a state highway, Caughdenoy Road (Route 49), a county highway, the municipal boundary between the Town of Clay and the Town of Cicero, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant, Micron New York Semiconductor Manufacturing, LLC, is requesting multiple area variances related to the proposed construction of a large-scale, leading-edge semiconductor manufacturing facility on 1,377 acres in Industrial (I-2) and Residential Agricultural (RA-100) zoning districts; and

WHEREAS, the Onondaga County Planning Board (the Board) is concurrently reviewing four cases related to the Micron Semiconductor project - the Micron campus Site Plan (Z-25-290), Micron Area Variances (Z-25-291), and a related Micron Rail Spur Project Site Plan (Z-25-292) and Area Variances (Z-25-293); the Town of Clay is also reviewing a zone change application to rezone remaining RA-100 parcels within project boundaries to I-2, which is exempt from County Planning Board review; subdivision review to combine project parcels is anticipated, as is the abandonment of Burnet Road; the overall site includes approximately 5 parcels in the Town of Cicero, primarily for ingress and egress to the site; reviews for the Micron project, as referred by the Town of Clay, shall be understood to also encompass any substantially related referrals which may be necessary from the Town of Cicero; and

WHEREAS, in recent years, the Board has reviewed two local laws and a zone change referral related to the White Pine Commerce Park; in 2023, the Board recommended Approval of a zone change referral (Z-23-158) on 53 parcels totaling 862 acres from R-15 and RA-100 to I-2, as part of an expansion of the White Pine Commerce Park, with over 1,200 acres under ownership of the Onondaga County Industrial Development Agency (OCIDA); in 2024, the Board took No Position on a local law from the Town of Clay (Z-24-258) to exempt certain land use activities on properties located in I-2 zoning districts from restrictive noise standards; in 2025, the Board took No Position on a local law (Z-25-50) to amend noise regulations related to construction and demolition activity in I-2 zoning districts; and

WHEREAS, per the referral materials, Micron Semiconductor Manufacturing, LLC plans to build a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor



manufacturing facility (Micron) in Clay, NY at the White Pine Commerce Park (WPCP); full buildout of the project, as examined within the Micron Semiconductor Manufacturing Project, Clay, NY Draft Environmental Impact Statement (DEIS) dated June 2025, is generally understood to encompass the development of a 4.8 million square foot Micron DRAM semiconductor manufacturing facility (in 4 phased Fabrication Buildings, or Fabs) and associated support facilities, an adjacent rail spur to deliver construction materials to the site from an adjacent CSX railway, a nearby childcare, healthcare and recreational center site to serve its employees, and lease of 360,000-500,000 square feet of existing warehouse space, location(s) TBD, within 20 miles of the Micron campus; and

WHEREAS, per consultation with the Town of Clay and referral materials, the current reviews are intended to include development activity related to construction of site plan elements considered under the phase of Fab 1 and Fab 1 Future, and also include ancillary support facilities, construction logistics, ingress and egress roads to be constructed during Phase 1, including driveways and parking, stormwater and other required site elements; the Micron Draft Environmental Impact Statement related to the current referrals covers the full buildout of 4 phases of Fab development, each with a similar scope to that being reviewed for Phase 1; future phases of buildout will be subject to additional local and Onondaga County Planning Board (OCPB) reviews; and

WHEREAS, per the DEIS, the proposed project would take place in stages over approximately 16 years; work on the project is to begin in the fourth quarter of 2025 with the construction of the first two DRAM manufacturing facilities (Fabs 1 and 2); Fabs 3 and 4 would commence construction following Fabs 1 and 2, with construction completion in 2041, and reaching full production output capacity by 2045; related facilities would be constructed on a parallel schedule to meet the infrastructure and utility needs for the proposed project as it scales up over the construction period; and

WHEREAS, the Micron campus encompasses approximately 72 parcels totaling 1,377 acres in the northern portion of the Town of Clay; the site is roughly bound by NYS Route 31 to the south, Caughdenoy Road to the west, extending north to the plane of Ver Plank Road which occurs to the west, and the municipal boundary between the Towns of Clay and Cicero (a small number of full-build parcels occur in Cicero Town, primarily for access); the subject lands are primarily vacant land, and residential structures now owned by the Onondaga County Industrial Development Agency; Micron will acquire project lands from OCIDA as part of the project; and

WHEREAS, the Design - Phase 1 Overall Plan All Phases dated 8/28/25, shows the phased buildout of all proposed structures on the site; Site Plan elements are broken down into Phase 1, Phase 1 Future Facilities, Phases 2, 3 and 4, Trestle, Detention Area (and Future), Road, Limits of Disturbance, Property Line, Security Fence, and Zoning Setbacks; buildings will be largely confined to the area south of the existing powerline corridor between Caughdenoy Road and the municipal line with the Town of Cicero; primary vehicular access is shown from Caughdenoy Road and NYS Route 31, with secondary access points on Caughdenoy Road and US Route 11; and

WHEREAS, per a letter dated 9/4/25 from Jacobs Engineering on behalf of Micron, each Fab is approximately 27.5 acres or 1.2 million square feet, generally consisting of 600,000 square feet of cleanroom space and 600,000 square feet of supporting infrastructure and buildings; each Fab will have a similar footprint and layout, orientation and finished floor elevation, and would be successively connected, west to east on the site; in all, approximately 35 structures are proposed at full buildout, with the largest proposed structures being approximately 165 feet tall (over 10 stories equivalent); and

WHEREAS, as indicated in the Jacobs letter, site plans and referral materials, each of the 4 Fabs, or phases of development, will be understood to include an: Administrative Building (office space), Probe Building (for electrical testing of chips prior to shipment), Central Utilities Building (housing systems to deliver utilities necessary to produce the chips, such as HVAC, electric, water purification, recycling, and chemical/specialty gas delivery systems, generators), Electrical Yard and Substation (electrical needs for each fab), Hazardous Process Materials Building (store and dispense specialized chemicals and gases for manufacturing), Water and Wastewater Treatment Facility (including treatment for onsite reuse and ensure quality of released wastewater); Bulk Gas Yard (to isolate oxygen, argon, and nitrogen from ambient air for use in the fabrication process, and supply hydrogen and helium to the Fab); Surface and Structured Parking (each Fab would provide 500 surface spaces south of the administration and 2,400-space structured parking garages); a Backflow Prevention Building (to ensure site water could not flow back into OCWA water mains); Stormwater Management Practice Areas (to be constructed throughout campus to detain and treat stormwater runoff from impervious surfaces); and

WHEREAS, the Design - Phase 1: Overall Plan Construction Logistics Plan dated 8/28/25 also indicates several temporary, construction-oriented uses on lands to be cleared and graded as a temporary laydown area, in the vicinity of future Fabs 2-4; the Phase 1 Temporary Construction Area facilities include (from north to south on the site): a Bulk Gas Yard Laydown Staging Area, a Batch Plant area (with aggregate storage, staging and parking), Restrooms, Dumpster Area, Laydown Yard, Trade Parking, Subcontractor Trailer Area, Lunch Area/Restrooms, Chems Offices and Meeting Areas, Micron Site Office, Orientation Complex Training Area, and Front of House Trade Parking; and

WHEREAS, per the Existing Site and Scope of Work Drawing dated 8/28/25, an existing OCWA waterline easement (99'-wide per OCWA) crosses the front portion of the site near Route 31, and existing variable-width NYPA and National Grid overhead powerline easements are shown cross the northern portion of the site, generally 500'-600' wide; lands Now or Formerly Property of New York Central Lines LLC cross the very northwest corner of the site; and

WHEREAS, current zoning of the site acreage is primarily Industrial-2, which allows for the proposed uses of the site; the Town is currently reviewing a zone change application (exempt from OCPB review) to change the zoning of three recently acquired parcels to I-2 near the center of the site, as part of the larger Micron campus; and

WHEREAS, due to the scale and unique nature of the proposed facility, multiple area variances are being sought for the Micron campus buildings and accessory structures; a letter dated 9/4/25 from

Jacobs Engineering, PC on behalf of the applicant describes the proposed variances to include:

- (1) relief from the number of loading docks required for Industrial-2 zoned properties: Town Code requires 1 loading space per 30,000 sf of building. Or 252 spaces per Fab; Micron is currently seeking 36 loading docks to serve Phase 1;
- (2) relief from the number of required parking spaces: Town Code requires 4 parking spaces per 1,000 sf, equaling 29,568 spaces for a single Fab Phase; Micron proposes 500 surface parking spaces and a 2,400-space parking garage for Fab 1, and reflects the same for future Phases 2-4; projected employment at the Micron facility at full buildout is estimated at approximately 9,000;
- (3) relief from fence height restrictions: Town Code allows for a maximum 7-foot-high fencing, whereby Micron proposes an 8.5-foot-high perimeter fence which includes 7-foot fence with 18" of barbed wire on top, for safety and security for the unique and highly secure operation;
- (4) relief from setback requirements for certain structures: Town code requires a 200-foot front yard setback from state or county highways and 50 feet from a town or private highway, and a 25-foot side and rear yard setback; the Highway Overlay Zone district increases the minimum front yard setback requirement to 250 feet as the site is considered a corner lot on Route 31 (Type A) and Caughdenoy Road (Type B); the setback variances requested take into consideration potential future expansions of Route 31 and Caughdenoy Road; Micron seeks to allow lighting, fencing (with vegetative screening) above 2.5-feet in height and stormwater retention ponds within required setbacks; at the main Caughdenoy Road entry, the applicant proposes to locate a monument sign (roughly 11'x5'x9") within the setback; in addition, structural foundations for the adjacent rail spur conveyance system are to be located within setbacks along Caughdenoy Road, including several vertical reinforced concrete footings with structural steel columns supporting an over-the-road rail spur conveyor, and a staircase; and
- (5) relief from accessory structure setbacks: in addition to the above referenced 250-foot road setback and 25-foot side and rear requirements, the Town Code also requires accessory buildings to be located behind the principal building and comply with corner lot requirements; Micron defines its Phase 1 accessory structures as parking, wastewater treatment facilities and electrical yard areas; the unique nature of the operation and related logistics, and ability to screen structures from view from roadways, dictate the location of structures within front and side yard locations; and

WHEREAS, the Micron Draft Environmental Impact Statement considered full buildout of the Micron campus and associated actions; it examined a range of alternatives, and considered the environmental resources that may be affected by the proposed project and connected actions; where feasible, best management practices were proposed to avoid and minimize potential effects; comments made on the DEIS have been received and responses to comments are being prepared by the Lead Agency (the Onondaga County Industrial Development Agency), which may lead to changes and further mitigative actions being added prior to preparation of a Final Environmental Impact Statement; and

WHEREAS, the included Circulation Plan indicates public access roads flowing to parking and administrative buildings, and restricted service truck access roadways throughout the site; primary public vehicle access is to occur via Caughdenoy Road and Route 31 entrances;

service truck entrances occur in two locations along Caughdenoy Road and from US Route 11 in the Town of Cicero; each Fab Phase would include approximately 500 open lot parking spaces and a 2,400-space parking garage; a multi-use trail for walkers and bikers leads from the main entry at Caughdenoy Road to the first Administration Building; Burnet Road will be formally abandoned; according to the Draft EIS, a traffic impact assessment has been prepared and the DEIS indicates the project will have significant adverse effects on transportation and traffic in the surrounding areas during certain periods of construction and operation, with significant traffic effects anticipated at intersections and freeway segments beginning in 2027; the DEIS proposes several potential mitigation actions and scenarios to mitigate these effects: NYS Route 31 is proposed to be widened from 1 to 2 lanes in each direction between US Route 11 and Morgan Road; the NYS Route 31/Interstate 81 interchange to be reconfigured to a diverging-diamond interchange with 3 lanes in each direction on Route 31; a new Interstate 81 interchange to be constructed at Sneller Road in the Town of Cicero; US Route 11 to be widened between Route 11 and Sneller Road; a new 4-lane access road between NYS Route 481, located just east of the CSX railroad mainline, with a new roundabout at the Maple Road intersection; a new NYS Route 481 access ramp at Caughdenoy Road, providing additional southbound and westbound movement, along with a new roundabout at Caughdenoy and Maple Roads; the DEIS also notes proposed bicycle/pedestrian mitigation could include continuous shared-use paths and sidewalks within the study area along Routes 31 and 11, crosswalks at signalized intersections, as well as safety enhancements such as refuge islands, striping, and lighting; mitigation projects are noted as falling within the jurisdiction of federal, state and local agencies; the DEIS indicates NYS Department of Transportation and the Federal Highways Administration will undertake a separate NEPA/SEQRA environmental review of the recommended mitigations and implement these or other mitigations that the agencies deem appropriate to ensure the best overall operational performance of the transportation network, in concert with the Proposed Project; and

WHEREAS, the Draft EIS indicates that eight CENTRO bus routes operate daily within the transportation evaluation area and currently have infrequent service and stops, with stops along US Route 11 being the closest to the site; Centro, the region's primary transit provider, intends to design a commuter route from the Downtown Syracuse transit hub to the Micron campus, and is investigating other potential transit options; CENTRO encourages provisions for adequate turning radii and interior site bus pull-offs be incorporated into site plan review, to facilitate efficient transit service to the interior of the site; and

WHEREAS, per the Environmental Assessment Form dated July 12, 2023, the anticipated water usage/demand per day is estimated at approximately 48 million gallons at full buildout, as a result of specific industrial processes related to semiconductor manufacturing; Micron proposes various measures of water conservation through on-site and off-site water reclamation, recycling and reuse of spent water resources to reduce its overall demand for water; per the DEIS, the Onondaga County Water Authority (OCWA) will be the potable water supply for the Micron project, and will construct new water service to the property, new parallel segments of transmission mains within existing easements, and improvements to several pumping stations to support the increased project; OCWA is also upgrading regional transmission facilities and performing interior upgrades to its raw water pump station in the City of Oswego to meet Micron's demand for water; on the Micron site, private water mains

and fire hydrants, and a backflow prevention facility are indicated on submitted site plans; an existing 99-foot wide OCWA easement containing an existing water transmission main crosses the southern portion of the site; OCWA notes this easement and infrastructure cannot be encroached upon until a suitable alternate easement is provided to the south by Micron and a new transmission main is constructed within; and

WHEREAS, per the Environmental Assessment Form, total anticipated liquid waste generation per day is anticipated at 2.6 million gallons per day of sanitary wastewater, and industrial process wastewater would increase over time, from 8.7 million gallons per day in Phase 1 to 33.5 million gallons per day at full buildout; Micron proposes to construct an onsite wastewater facility, pump station and related wastewater supply storage tanks that would provide a preliminary means of treatment for reclaimed and outgoing wastewater flows; the DEIS notes the project is being designed to reclaim as much industrial wastewater as possible for reuse within the facility; industrial wastewater flows would first be directed to the campus' internal water reclamation facility, for repurification and reuse in the Fabs, estimated at approximately 65% of water used; per the DEIS and the Onondaga County Department of Water Environment Protection, improvements to the County's Oak Orchard Wastewater Treatment Plant, approximately 3 miles from the site, are also planned, to increase capacity within the treatment plant service area, and a new Industrial Treatment Train (ITT) will be constructed as a separate facility at the Oak Orchard site; the ITT is to include advanced treatment of industrial wastewater for discharge to the Oneida River, reclaimed water facilities, and an industrial wastewater pump station and associated conveyance mains, to serve industrial users in and around the White Pine Commerce Park; a municipal sewer extension will include a municipal pump station and force main, which will carry flow from the site; and

WHEREAS, per the DEIS, approximately 595 acres are to be disturbed on the Micron campus; multiple large-scale stormwater detention ponds are indicated on submitted site plans around the perimeter of the site, both permanent and temporary; construction of the proposed full-build facilities would include removal of substantial volumes of soil and bedrock, and extensive fill and grading of more than 1,000 acres across the Micron campus, connected project sites, and utility routes to construct the project; the applicant has prepared a soil and materials management plan and Stormwater Management Plan (SWPPP) in accordance with NYS State Pollutant Discharge Elimination System (SPDES) program requirements, subject to approval by the municipal engineer; and

WHEREAS, per the DEIS and submitted plans, the proposed project will involve extensive disturbance of state and federal wetlands and surface water features, including the permanent loss of approximately 200 acres of federal jurisdictional wetlands and 7,828 linear feet of jurisdictional surface water features; under a proposed compensatory mitigation plan to offset these losses, Micron would partner with the Wetlands Trust to enhance, establish, or restore a total of 422.14 acres of wetlands and 14,030 linear feet of stream features across six mitigation sites located within a 9-mile distance to the northwest of the White Pines Commerce Park, resulting in a 2:1 mitigation ratio; Micron would also intend to purchase nine in-lieu fee program credits from the Wetlands Trust to offset impacts; Micron also indicates it would reduce runoff and reduce erosion through implementation of on-site stormwater best management practices; and



WHEREAS, planting plans included within referral materials indicate large areas of screening planting areas along road frontages and surrounding stormwater detention ponds; entranceways, parking lots and administration building areas were subject to enhanced decorative landscape design elements and lighting; signage plans for prominent entry and building backlit and monument signage were included in referral materials; and

WHEREAS, the Environmental Assessment Form estimates annual electricity demand during operation at 7.15 billion kWh/year for Fabs 1 and 2 and 16.17 billion kWh/year for full buildout, to be provided via National Grid infrastructure; the Micron semiconductor facilities will likely have significant effects on electricity and transmission demand and loading; long-term grid and transmission planning by the appropriate entities is expected to ensure adequate capacity to meet future electricity demands, regardless of where power generation occurs; a 10-acre expansion of the nearby National Grid Clay Substation is referenced in the DIES, noting expansion does not include new equipment (e.g., transformers) that would cause an increase in operational noise; National Grid also proposes to expand an existing regulator station in the Town of Clay and construct a new natural gas distribution line from the regulator station to the Micron Campus to meet the energy demand of the Micron Campus; and

WHEREAS, the project will result in the generation of approximately 45,000 tons of solid waste per year, and use of substantial quantities of hazardous materials, including petroleum, solvents, acids, bases, corrosives, oxidizers, slurries and chemicals associated with the construction and operation of the Micron campus; per the DEIS, solid waste disposal facilities in the Central New York (CNY) region are expected to be able to handle the processing of solid waste flows from the proposed project with some modifications and expansions to existing facilities; Micron will implement its Reuse, Recycle, and Recovery (RRR) Program and other waste minimization procedures to reduce waste-to-landfill volumes; industrial waste from the campus would consist primarily of expired non-hazardous chemicals, which would be returned to manufacturers where practicable, and remaining chemicals would be collected via licensed private haulers for transport to permitted private facilities; and

WHEREAS, the DEIS describes several practices to mitigate significant increase in Greenhouse Gas (GHG) emissions from the full-buildout of the project; the operation of the four planned fabs will account for the largest contribution of GHG at the campus; the applicant will incorporate project design GHG reduction measures to control and reduce GHG emissions from the manufacturing process, including committing to purchase 100% carbon-free electricity, utilizing power purchase agreements and renewable energy credits; the New York State Department of Environmental Conservation will be reviewing Micron's Climate Leadership and Community Protection Act (CLCPA) analysis for consistency with the State's ability to meet its statewide GHG emissions limits, and may require additional climate-related mitigation measures under the CLCPA; and

WHEREAS, construction activities associated with the proposed project would result in temporary adverse impacts on air quality, per the DEIS, but stationary sources (process emissions) would not cause or contribute to an exceedance of any of the applicable National Ambient Air Quality Standards (NAAQS), short-term guideline concentrations (SGC), or annual guideline concentrations (AGC); to avoid and minimize effects on air quality during construction and operations, Micron would implement practices to control the potential for fugitive dust

emissions, off-site transport of dust, and reduce emissions of air pollutants; Micron is coordinating with NYSDEC in support of a Federal Clean Air Act Title V permit; and

WHEREAS, per the DEIS, the site may contain plant and animal species, or their associated habitats, which have been listed by the state and/or federal government as a threatened or endangered species; species include the Indiana Bat, Northern Long-Eared Bat, Tricolored Bat, Northern Harrier, and Short-Eared Owl; Micron will implement several Best Management Practices to avoid or minimize effects on biological resources, including wintertime tree clearing, tree marking, retention of onsite roosting and foraging habitat where feasible, and limited nighttime construction; Micron would also permanently protect twice the amount of roosting habitat that could potentially be lost due to the project, and fund research and monitoring efforts to benefit science-based bat species conservation and management programs in New York State; additionally, Micron and the Wetland Trust have proposed to purchase 650 acres of sufficiently high-quality habitat for permanent protection and restore and manage the habitat as grassland for 15 years (in 3-year cycles) to achieve the 3:1 net conservation benefit ratio required by the State; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archeological sites on the NYS Historic Preservation Office archeological site inventory, and/or listed on, or has been nominated by the NYS Board of Historic Preservation of inclusion on the State or National Register for Historic Places; a finding of No Adverse Effect with respect to one historic architectural property is being reviewed along with information on other historic architectural properties, in consultation with New York State Historic Preservation Office (SHPO); the CHIPS Program Office (CPO) also is in the process of preparing a Programmatic Agreement for the project that will implement a phased identification process to defer the final identification and evaluation of archaeological resources; archeological studies are ongoing and CPO determined that Indigenous Nation monitoring is warranted during archaeological testing and Micron is continuing to coordinate with Indigenous Nation monitors as part of the archaeological investigations; and

WHEREAS, the DEIS finds that noise from construction and operation of the Micron facility, the rail spur site, and the childcare center will exceed established thresholds for significant adverse effects on recorded noise and vibration, and some noise effects may be unavoidable; various means are proposed to avoid and minimize noise effects include vibratory drilling as opposed to pile driving, installation of ground level noise barriers and rooftop shielding elements, berms, sound attenuators or low noise packages on equipment, and strategic equipment locations; and

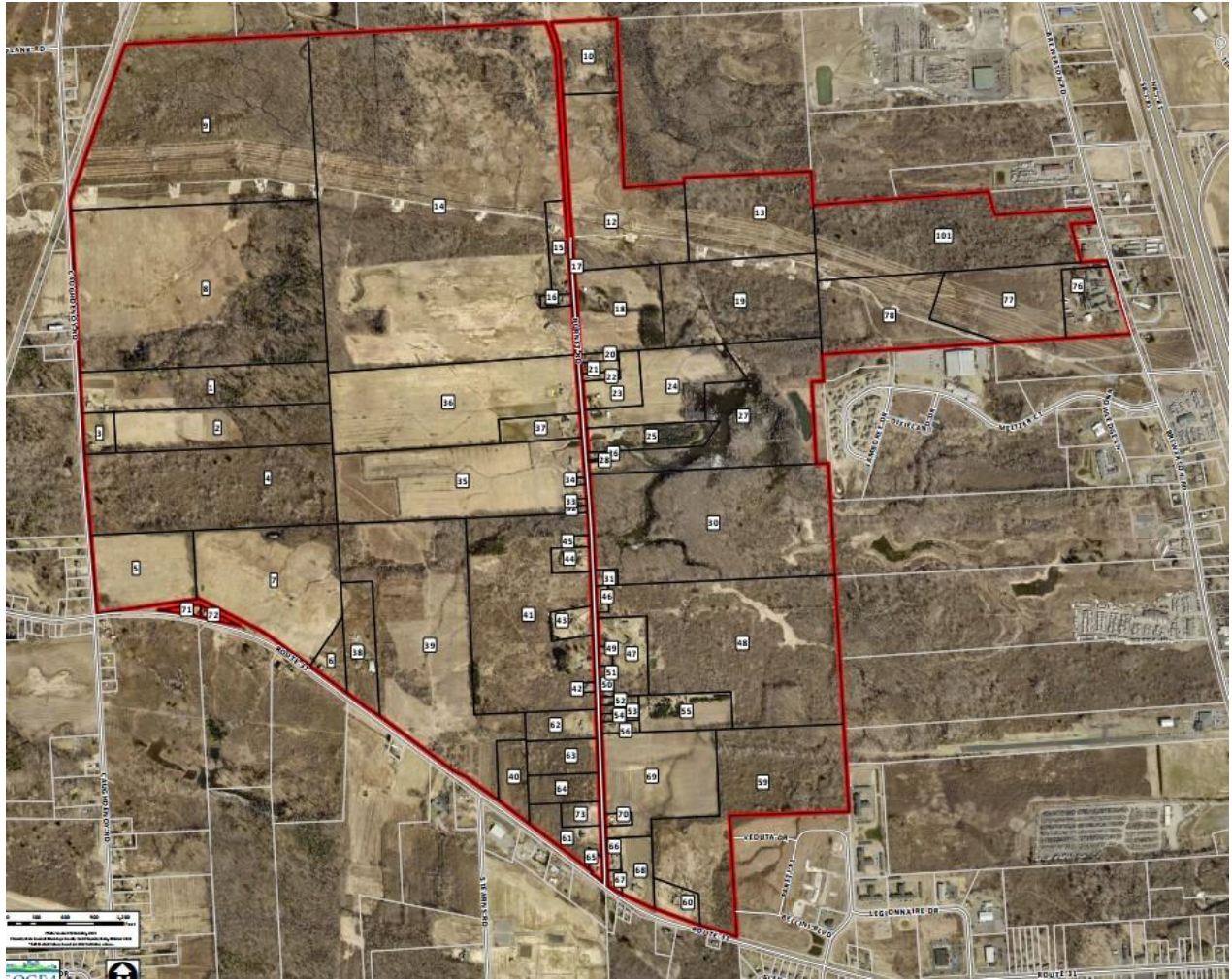
WHEREAS, reducing potential human health and safety effects from construction activity was a key consideration for the inclusion of the rail spur, to substantially reduce the need for construction-related truck traffic; the DEIS indicates Micron will develop and implement a comprehensive set of procedures to manage risks to health and human safety in accordance with all applicable laws and regulations, and consistent with established environmental health and safety (EHS) programs Micron has implemented at its other facilities; Micron will work with local fire department and Emergency Management Services to prepare and coordinate emergency response; reducing potential human health and safety effects from construction activity was a key consideration for the inclusion of the rail spur, to substantially reduce the

need for construction-related truck traffic; a Town of Clay New Development Fire Flow Form was included with referral materials; and

WHEREAS, regarding visual impacts and effects on community character, the project (particularly the main campus) will be highly visible from certain surrounding areas; visual effects will be most apparent from viewpoints closest to the Micron campus, but would become less apparent or would not occur beyond approximately a half-mile distance from the site, according to the DEIS; the overall visibility of the campus will be minimized with significant building setbacks, landscaping, and the use of downward directional, shielded, warm white LED lights; the applicant notes the project will result in changes to community character as a result of its visual effect and other factors such as increased traffic, and the effects of induced growth will change the character of the area, mostly as it transitions from low to high density; the DEIS also notes that while the growth-inducing effects of the project would result in significant changes to land use, changes would be subject to local discretionary approvals and planning policies, including applicable measures to avoid or minimize adverse development effects; and

WHEREAS, the DEIS projects the project would generate substantial new economic activity in the local and regional study area; full buildout will generate over \$10 billion in real GDP impacts within the region, generate additional tax revenues, invest \$500 million in local and regional initiatives that advance community needs, and generate over 9,000 permanent on-site operational jobs; the project is also estimated the project will generate over \$2 billion in induced disposable personal income in the five-county region by 2035 and over \$3.3 billion by 2041; the project is expected to generate 33,000 off-site jobs in total by 2045; within a five-county regional study area, approximately 64,000 new residents are expected by 2041; and







J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## STAFF REPORT

### ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 24, 2025

OCPB Case: Z-25-292

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 I, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Rail Works Track Services, LLC for the property located at 8625 Caughdenoy Road; and

WHEREAS, 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 Caughdenoy Road (Route 49), a county highway; and

WHEREAS, the applicant is proposing to construct and operate a rail spur on two parcels totaling 38.2 acres in an Industrial 2 (I-2) zoning district, to facilitate delivery of construction materials for the development of the adjacent Micron Semiconductor fabrication campus; and

WHEREAS, the Onondaga County Planning Board (the Board) is concurrently reviewing four cases related to the Micron Semiconductor project - the Micron campus Site Plan (Z-25-290), Micron Area Variances (Z-25-291), and a related Micron Rail Spur Project Site Plan (Z-25-292) and Area Variances (Z-25-293); the Town of Clay is also reviewing a zone change application to rezone remaining RA-100 parcels within project boundaries to I-2, which is exempt from County Planning Board review; subdivision review to combine project parcels is anticipated, as is the abandonment of Burnet Road; and

WHEREAS, in recent years, the Board has reviewed two local laws and a zone change referral related to the White Pine Commerce Park; in 2023, the Board recommended Approval of a zone change referral (Z-23-158) on 53 parcels totaling 862 acres from R-15 and RA-100 to I-2, as part of an expansion of the White Pine Commerce Park, with over 1,200 acres under ownership of the Onondaga County Industrial Development Agency (OCIDA); in 2024, the Board took No Position on a local law from the Town of Clay (Z-24-258) to exempt certain land use activities on properties located in I-2 zoning districts from restrictive noise standards; in 2025, the Board took No Position on a local law (Z-25-50) to amend noise regulations related to construction and demolition activity in I-2 zoning districts; and

WHEREAS, per these and related concurrent referral materials, Micron Semiconductor Manufacturing, LLC plans to build a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facility (Micron) in Clay, NY at the White Pine Commerce Park (WPCP); full buildout of the project, as examined within the Micron Semiconductor Manufacturing Project, Clay, NY Draft Environment Impact Statement (DEIS) dated June 2025, is generally understood to encompass the development of a 4.8 million square foot Micron DRAM semiconductor manufacturing facility (in 4 phased Fabrication Buildings, or Fabs) and associated support facilities, an adjacent rail spur to deliver construction materials



to the site from an adjacent CSX railway, a nearby childcare, healthcare and recreational center site to serve its employees, and lease of 360,000-500,000 square feet of existing warehouse space, location(s) TBD, within 20 miles of the Micron campus; and

WHEREAS, per consultation with the Town of Clay and referral materials, the current reviews are intended to include development activity related to construction of site plan elements considered under the phase of Fab 1 and Fab 1 Future, and also include ancillary support facilities, construction logistics, ingress and egress roads to be constructed during Phase 1, including driveways and parking, stormwater and other required site elements; the Micron Draft Environmental Impact Statement related to the current referrals covers the full buildout of 4 phases of Fab development, each with a similar scope to that being reviewed for Phase 1; future phases of buildout will be subject to additional local and Onondaga County Planning Board (OCPB) reviews; and

WHEREAS, per the DEIS, the proposed project would take place in stages over approximately 16 years; work on the project is to begin in the fourth quarter of 2025 with the construction of the first two DRAM manufacturing facilities (Fabs 1 and 2); Fabs 3 and 4 would commence construction following Fabs 1 and 2, with construction completion in 2041, and reaching full production output capacity by 2045; related facilities would be constructed on a parallel schedule to meet the infrastructure and utility needs for the proposed project as it scales up over the construction period; and

WHEREAS, the Micron campus encompasses approximately 72 parcels totaling 1,377 acres in the northern portion of the Town of Clay; the Micron site is roughly bound by NYS Route 31 to the south, Caughdenoy Road to the west, extending north to the plane of Ver Plank Road which occurs to the west, and the municipal boundary between the Towns of Clay and Cicero (a small number of full-build parcels occur in the Town of Cicero, primarily for site access); the proposed rail spur is to be constructed on two vacant parcels totaling 38 acres under ownership of Micron; the site is located just west of the Micron campus, with parcel frontage along Caughdenoy Road, approximately 1/4 mile north of NYS Route 31; the rear of the site abuts an existing CSX Montreal rail corridor; and

WHEREAS, the Environmental Assessment Form dated 8/29/2025 describes the action as construction and operation of a rail spur that will receive stone aggregate materials and transfer these materials to the adjacent Micron campus for third-party entities to construct buildings and associated support infrastructure for the semiconductor fabrication facility; materials are to be off-loaded at the rail spur and conveyed to adjacent parcels via a conveyance system to be built over Caughdenoy Road; an aggregate stockpile yard would also be used if the conveyance system is down for maintenance or repair; the EAF notes construction is being done in five phases, to reduce the amount of land disturbance at one time and allow for reuse of excavated soil on site; and

WHEREAS, per the Micron DEIS, the rail spur site would have a conveyance system expected to transport up to 1,500 short tons per hour (STPH) of aggregate materials to the Micron campus; operations are expected to coincide with phased construction demand; during periods when maximum aggregate is needed, up to 60 rail cars would be off-loaded per day; the submitted Rail Car Layout Plan (July 2025) shows and labels rail car storage, including 65 cars on a

siding track, 89 cars in Yard A and 76 cars in Yard B, and 15 cars at the off-loading facility track, the DEIS indicates the rail spur site provides adequate storage capacity to ensure off-loading trains do not block the NYS Route 31 roadway; and

WHEREAS, the Rail Spur Design Overall Plan dated July 2025 shows a large rail spur yard configured with rows of track in a V-shape configuration directly adjacent to the CSX railroad; a locomotive shed with water service occurs at the base of the yard; at the center of the site, off-loading machinery is shown, which connects to a rail spur and a conveyance system; the conveyance system extends to the east, crossing above Caughdenoy Road and extending to the interior of the Micron campus; the conveyance system also has a second pathway that leads to a u-shaped aggregate staging area at the northeast corner of the site; the plan labels this area as an imported aggregate fill staging area and emergency and gravel stockpile area (approximately 75,000 cubic yards); a temporary double-wide job trailer and adjacent 'future office' location, with water and future sanitary sewer service, and parking for 30 vehicles, occurs near the center of the site; a non-aggregate material storage yard (100'x200') is shown south of the off-loading facilities; and

WHEREAS, the Overall Plan shows a proposed vehicular access road from Caughdenoy Road, a county road, leading to the offices, parking area, locomotive shed and to the northern end of the rail yard; a u-shaped driveway is also shown with two access points onto Caughdenoy Road, one notably across from a Micron site entrance across the road; a "future road by others" is also shown on the site plan, crossing the southeastern portion of the site; this road is shown to begin at NYS Route 31, running north through adjacent private parcels, cross the rail spur site and Caughdenoy Road, and extend to the interior of the Micron campus; and

WHEREAS, plans indicate the site would be enclosed by a 10-foot tall chain-link fence with gates at entryways and green privacy screening surrounding; a wooded area is shown to remain between the developed portion of the site and existing developed areas to the south; outdoor lighting is to be installed along roadways and facing working areas; where possible, tree cover will be maintained within undisturbed areas, primarily at the north and south ends of the site; and

WHEREAS, parallel to the northern boundary of the site, a corridor of National Grid utility and Onondaga County Department of Water Environment Protection infrastructure easements is shown on existing surveys and site plans; the only encroachment into these easement areas appears to be a minor access road, which ends at the parcel line; coordination with easement holders for any construction activity is advised; and

WHEREAS, given the unique nature of the development, area variances are being requested; a memo dated 9/17/25 from the Town of Clay describes the proposed variances to include:

- (1) relief from front-yard setback requirements for placement of seven structural elements supporting a conveyor that will span Caughdenoy Road; all structural elements are located within the required 200-foot front yard setback, with the nearest element having an 18-foot setback;
- (2) allowing installation of a chain-link perimeter security fence within eight feet of the Caughdenoy Road right-of-way, where a front-yard setback of 200 feet is required;

- (3) allowing the installation of a chain-link perimeter security fence with a height of ten feet, where a maximum 7.5 feet is permitted by zoning; and

WHEREAS, new OCWA potable water service is proposed, with an anticipated water usage/demand per day of 7,500 gallons; an estimated 200 gallons per day of sanitary wastewater and approximately 30 gallons per day of wastewater from equipment washing is to be generated, per the EAF; the site is to be served with a new lateral connection to the main sewer line on Caughdenoy Road, which flows to the Oak Orchard Wastewater Treatment Plant; and

WHEREAS, the EAF indicates that 25.9 acres of the site are to be disturbed, and the project will increase impervious surfaces on site by 13.9 acres; two stormwater detention ponds are shown on submitted plans, at the northern and southern ends of the site; the EAF indicates that stormwater from the north pond will discharge to Youngs Creek via an adjacent property, and the south pond will discharge to a CSX culvert, mimicking existing conditions; a Stormwater Pollution Prevention Plan was included in referral materials; and

WHEREAS, delineated wetlands indicated 17.27 acres of federally regulated palustrine wetlands occur on site; the proposed project will result in the loss of 8.91 acres of these wetlands; mitigation of wetland disturbance for the rail spur site is part of the overall Micron wetland mitigation program, which involves the planned partnership with the Wetlands Trust to enhance, establish, or restore a total of 422.14 acres of wetlands and 14,030 linear feet of stream features across six mitigation sites located within a 9-mile distance to the northwest of the White Pine Commerce Park, resulting in a 2:1 mitigation ratio; Micron would also intend to purchase nine in-lieu fee program credits from the Wetlands Trust to offset impacts; Micron also indicates it would reduce runoff and reduce erosion through implementation of on-site stormwater best management practices; and

WHEREAS, the EAF describes mobile source air emissions that will occur from GATX locomotive, boom lift, skid steer, swing loader and ballast regulator sources, and stationary dust emissions from conveyors and aggregate stockpiles; a NYS Air Registry Permit has been submitted to the NYS Department of Environmental Conservation; and

WHEREAS, noise levels related to operation of the rail spur were examined as part of the overall Micron DEIS, which finds that noise from construction and operation of the Micron facility, the rail spur site, and the childcare center will exceed established thresholds for significant adverse effects on recorded noise and vibration, and some noise effects may be unavoidable; various means proposed to avoid and minimize noise effects include vibratory drilling as opposed to pile driving, installation of ground level noise barriers and rooftop shielding elements, berms, sound attenuators or low noise packages on equipment, and strategic equipment locations; noise barriers are to be constructed on the rail spur site to abate noise from rail spur operations; and

WHEREAS, per the Micron DEIS, an independent third-party rail operator would be responsible for managing and coordinating all police, fire, or EMS response activities in connection with operation of the Rail Spur Site; Micron would also coordinate closely with the rail operator to ensure coordination between operations; and

WHEREAS, per the overall Micron DEIS, the site may contain plant and animal species, or their associated habitats, which have been listed by the state and/or federal government as a threatened or endangered species; while the overall DEIS identifies a number of species, the EAF Mapper only lists the Indiana Bat on the rail spur site; Micron will implement several Best Management Practices to avoid or minimize effects on biological resources, including wintertime tree clearing, tree marking, retention of onsite roosting and foraging habitat where feasible, and limited nighttime construction; Micron would also permanently protect twice the amount of roosting habitat that could potentially be lost due to the project, and fund research and monitoring efforts to benefit science-based bat species conservation and management programs in New York State; additionally, Micron and The Wetland Trust have proposed to purchase 650 acres of sufficiently high-quality habitat for permanent protection and restore and manage the habitat as grassland for 15 years (in 3-year cycles) to achieve the 3:1 net conservation benefit ratio required by the State; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archeological sites on the NYS Historic Preservation Office archeological site inventory, and/or listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places; a finding of No Adverse Effect with respect to one historic architectural property is being reviewed along with information on other historic architectural properties, in consultation with New York State Historic Preservation Office (SHPO); the CHIPS Program Office (CPO) also is in the process of preparing a Programmatic Agreement (PA) for the project that will implement a phased identification process to defer the final identification and evaluation of archaeological resources; archeological studies are ongoing and CPO determined that Indigenous Nation monitoring is warranted during archaeological testing and Micron is continuing to coordinate with Indigenous Nation monitors as part of the archaeological investigations; given the site's necessary location adjacent to both the rail corridor and the Micron campus, and the nature of operations necessitating large-scale rail activity along the corridor, the operation may be highly visible from certain surroundings, including from the nearby Clay Historical Park approximately 300 feet southwest of the site; and

WHEREAS, the Environmental Assessment Form submitted with the Rail Spur Site Plan application indicates that multiple NYS Department of Environmental Conservation approvals are required, including an Air Registry permit, SPDES construction general permit, SPDES multi-sector general permit, and a 401 Water Quality Certification, and a US Army Corps of Engineers Section 404 Permit is required for federal wetlands disturbance; the applicant will also be subject to issuance of a Highway Work Permit from the Onondaga County Department of Transportation, approval of water and wastewater plans by the Onondaga County Departments of Water Environment Protection and Division of Environmental Health; and









J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## STAFF REPORT

### ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 24, 2025

OCPB Case: Z-25-293

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 I, m and n, has considered and reviewed the referral for AREA VARIANCES from the Town of Clay Planning Board at the request of Rail Works Track Services, LLC for the property located at 8625 Caughdenoy Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of area variances, and the site is located within 500 feet of Caughdenoy Road (Route 49), a county highway; and

WHEREAS, the applicant is requesting multiple area variances related to the construction of a rail spur on two parcels totaling 38.2 acres in an Industrial 2 (I-2) zoning district, to facilitate delivery of construction materials for the development of the adjacent Micron Semiconductor fabrication campus; and

WHEREAS, the Onondaga County Planning Board (the Board) is concurrently reviewing four cases related to the Micron Semiconductor project - the Micron campus Site Plan (Z-25-290), Micron Area Variances (Z-25-291), and a related Micron Rail Spur Project Site Plan (Z-25-292) and Area Variances (Z-25-293); the Town of Clay is also reviewing a zone change application to rezone remaining RA-100 parcels within project boundaries to I-2, which is exempt from County Planning Board review; subdivision review to combine project parcels is anticipated, as is the abandonment of Burnet Road; and

WHEREAS, in recent years, the Board has reviewed two local laws and a zone change referral related to the White Pine Commerce Park; in 2023, the Board recommended Approval of a zone change referral (Z-23-158) on 53 parcels totaling 862 acres from R-15 and RA-100 to I-2, as part of an expansion of the White Pine Commerce Park, with over 1,200 acres under ownership of the Onondaga County Industrial Development Agency (OCIDA); in 2024, the Board took No Position on a local law from the Town of Clay (Z-24-258) to exempt certain land use activities on properties located in I-2 zoning districts from restrictive noise standards; in 2025, the Board took No Position on a local law (Z-25-50) to amend noise regulations related to construction and demolition activity in I-2 zoning districts; and

WHEREAS, per these and related concurrent referral materials, Micron Semiconductor Manufacturing, LLC plans to build a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facility (Micron) in Clay, NY at the White Pine Commerce Park (WPCP); full buildout of the project, as examined within the Micron Semiconductor Manufacturing Project, Clay, NY Draft Environmental Impact Statement (DEIS) dated June 2025, is generally understood to encompass the development of a 4.8 million square foot Micron DRAM semiconductor manufacturing facility (in 4 phased Fabrication Buildings, or

Fabs) and associated support facilities, an adjacent rail spur to deliver construction materials to the site from an adjacent CSX railway, a nearby childcare, healthcare and recreational center site to serve its employees, and lease of 360,000-500,000 square feet of existing warehouse space, location(s) TBD, within 20 miles of the Micron campus; and

WHEREAS, per consultation with the Town of Clay and referral materials, the current reviews are intended to include development activity related to construction of site plan elements considered under the phase of Fab 1 and Fab 1 Future, and also include ancillary support facilities, construction logistics, ingress and egress roads to be constructed during Phase 1, including driveways and parking, stormwater and other required site elements; the Micron Draft Environmental Impact Statement related to the current referrals covers the full buildout of 4 phases of Fab development, each with a similar scope to that being reviewed for Phase 1; future phases of buildout will be subject to additional local and Onondaga County Planning Board (OCPB) reviews; and

WHEREAS, per the DEIS, the proposed project would take place in stages over approximately 16 years; work on the project is to begin in the fourth quarter of 2025 with the construction of the first two DRAM manufacturing facilities (Fabs 1 and 2); Fabs 3 and 4 would commence construction following Fabs 1 and 2, with construction completion in 2041, and reaching full production output capacity by 2045; related facilities would be constructed on a parallel schedule to meet the infrastructure and utility needs for the proposed project as it scales up over the construction period; and

WHEREAS, the Micron campus encompasses approximately 72 parcels totaling 1,377 acres in the northern portion of the Town of Clay; the Micron site is roughly bound by NYS Route 31 to the south, Caughdenoy Road to the west, extending north to the plane of Ver Plank Road which occurs to the west, and the municipal boundary between the Towns of Clay and Cicero (a small number of full-build parcels occur in the Town of Cicero, primarily for site access); the proposed rail spur is to be constructed on two vacant parcels totaling 38 acres under ownership of Micron; the site is located just west of the Micron campus, with parcel frontage along Caughdenoy Road, approximately 1/4 mile north of NYS Route 31; the rear of the site abuts an existing CSX Montreal rail corridor; and

WHEREAS, the Environmental Assessment Form dated 8/29/2025 describes the action as construction and operation of a rail spur that will receive stone aggregate materials and transfer these materials to the adjacent Micron campus for third-party entities to construct buildings and associated support infrastructure for the semiconductor fabrication facility; materials are to be off-loaded at the rail spur and conveyed to adjacent parcels via a conveyance system to be built over Caughdenoy Road; an aggregate stockpile yard would also be used if the conveyance system is down for maintenance or repair; the EAF notes construction is being done in five phases, to reduce the amount of land disturbance at one time and allow for reuse of excavated soil on site; and

WHEREAS, per the Micron DEIS, the rail spur site would have a conveyance system expected to transport up to 1,500 short tons per hour (STPH) of aggregate materials to the Micron campus; operations are expected to coincide with phased construction demand; during periods when maximum aggregate is needed, up to 60 rail cars would be off-loaded per day; the submitted

Rail Car Layout Plan (July 2025) shows and labels rail car storage, including 65 cars on a siding track, 89 cars in Yard A and 76 cars in Yard B, and 15 cars at the off-loading facility track, the DEIS indicates the rail spur site provides adequate storage capacity to ensure off-loading trains do not block the NYS Route 31 roadway; and

WHEREAS, the Rail Spur Design Overall Plan dated July 2025 shows a large rail spur yard configured with rows of track in a V-shape configuration directly adjacent to the CSX railroad; a locomotive shed with water service occurs at the base of the yard; at the center of the site, off-loading machinery is shown, which connects to a rail spur and a conveyance system; the conveyance system extends to the east, crossing above Caughdenoy Road and extending to the interior of the Micron campus; the conveyance system also has a second pathway that leads to a u-shaped aggregate staging area at the northeast corner of the site; the plan labels this area as an imported aggregate fill staging area and emergency and gravel stockpile area (approximately 75,000 cubic yards); a temporary double-wide job trailer and adjacent 'future office' location, with water and future sanitary sewer service, and parking for 30 vehicles, occurs near the center of the site; a non-aggregate material storage yard (100'x200') is shown south of the off-loading facilities; and

WHEREAS, the Overall Plan shows a proposed vehicular access road from Caughdenoy Road, a county road, leading to the offices, parking area, locomotive shed and to the northern end of the rail yard; a u-shaped driveway is also shown with two access points onto Caughdenoy Road, one notably across from a Micron site entrance across the road; a "future road by others" is also shown on the site plan, crossing the southeastern portion of the site; this road is shown to begin at NYS Route 31, running north through adjacent private parcels, cross the rail spur site and Caughdenoy Road, and extend to the interior of the Micron campus; and

WHEREAS, plans indicate the site would be enclosed by a 10-foot tall chain-link fence with gates at entryways and green privacy screening surrounding; a wooded area is shown to remain between the developed portion of the site and existing developed areas to the south; outdoor lighting is to be installed along roadways and facing working areas; where possible, tree cover will be maintained within undisturbed areas, primarily at the north and south ends of the site; and

WHEREAS, parallel to the northern boundary of the site, a corridor of National Grid utility and Onondaga County Department of Water Environment Protection infrastructure easements is shown on existing surveys and site plans; the only encroachment into these easement areas appears to be a minor access road, which ends at the parcel line; coordination with easement holders for any construction activity is advised; and

WHEREAS, given the unique nature of the development, area variances are being requested; a memo dated 9/17/25 from the Town of Clay describes the proposed variances to include:

- (1) relief from front-yard setback requirements for placement of seven structural elements supporting a conveyor that will span Caughdenoy Road; all structural elements are located within the required 200-foot front yard setback, with the nearest element having an 18-foot setback;
- (2) allowing installation of a chain-link perimeter security fence within eight feet of the Caughdenoy Road right-of-way, where a front-yard setback of 200 feet is required;

- (3) allowing the installation of a chain-link perimeter security fence with a height of ten feet, where a maximum 7.5 feet is permitted by zoning; and

WHEREAS, new OCWA potable water service is proposed, with an anticipated water usage/demand per day of 7,500 gallons; an estimated 200 gallons per day of sanitary wastewater and approximately 30 gallons per day of wastewater from equipment washing is to be generated, per the EAF; the site is to be served with a new lateral connection to the main sewer line on Caughdenoy Road, which flows to the Oak Orchard Wastewater Treatment Plant; and

WHEREAS, the EAF indicates that 25.9 acres of the site are to be disturbed, and the project will increase impervious surfaces on site by 13.9 acres; two stormwater detention ponds are shown on submitted plans, at the northern and southern ends of the site; the EAF indicates that stormwater from the north pond will discharge to Youngs Creek via an adjacent property, and the south pond will discharge to a CSX culvert, mimicking existing conditions; a Stormwater Pollution Prevention Plan was included in referral materials; and

WHEREAS, delineated wetlands indicated 17.27 acres of federally regulated palustrine wetlands occur on site; the proposed project will result in the loss of 8.91 acres of these wetlands; mitigation of wetland disturbance for the rail spur site is part of the overall Micron wetland mitigation program, which involves the planned partnership with the Wetlands Trust to enhance, establish, or restore a total of 422.14 acres of wetlands and 14,030 linear feet of stream features across six mitigation sites located within a 9-mile distance to the northwest of the White Pine Commerce Park, resulting in a 2:1 mitigation ratio; Micron would also intend to purchase nine in-lieu fee program credits from the Wetlands Trust to offset impacts; Micron also indicates it would reduce runoff and reduce erosion through implementation of on-site stormwater best management practices; and

WHEREAS, the EAF describes mobile source air emissions that will occur from GATX locomotive, boom lift, skid steer, swing loader and ballast regulator sources, and stationary dust emissions from conveyors and aggregate stockpiles; a NYS Air Registry Permit has been submitted to the NYS Department of Environmental Conservation; and

WHEREAS, noise levels related to operation of the rail spur were examined as part of the overall Micron DEIS, which finds that noise from construction and operation of the Micron facility, the rail spur site, and the childcare center will exceed established thresholds for significant adverse effects on recorded noise and vibration, and some noise effects may be unavoidable; various means proposed to avoid and minimize noise effects include vibratory drilling as opposed to pile driving, installation of ground level noise barriers and rooftop shielding elements, berms, sound attenuators or low noise packages on equipment, and strategic equipment locations; noise barriers are to be constructed on the rail spur site to abate noise from rail spur operations; and

WHEREAS, per the Micron DEIS, an independent third-party rail operator would be responsible for managing and coordinating all police, fire, or EMS response activities in connection with operation of the Rail Spur Site; Micron would also coordinate closely with the rail operator to ensure coordination between operations; and

WHEREAS, per the overall Micron DEIS, the site may contain plant and animal species, or their associated habitats, which have been listed by the state and/or federal government as a threatened or endangered species; while the overall DEIS identifies a number of species, the EAF Mapper only lists the Indiana Bat on the rail spur site; Micron will implement several Best Management Practices to avoid or minimize effects on biological resources, including wintertime tree clearing, tree marking, retention of onsite roosting and foraging habitat where feasible, and limited nighttime construction; Micron would also permanently protect twice the amount of roosting habitat that could potentially be lost due to the project, and fund research and monitoring efforts to benefit science-based bat species conservation and management programs in New York State; additionally, Micron and The Wetland Trust have proposed to purchase 650 acres of sufficiently high-quality habitat for permanent protection and restore and manage the habitat as grassland for 15 years (in 3-year cycles) to achieve the 3:1 net conservation benefit ratio required by the State; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archeological sites on the NYS Historic Preservation Office archeological site inventory, and/or listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places; a finding of No Adverse Effect with respect to one historic architectural property is being reviewed along with information on other historic architectural properties, in consultation with New York State Historic Preservation Office (SHPO); the CHIPS Program Office (CPO) also is in the process of preparing a Programmatic Agreement (PA) for the project that will implement a phased identification process to defer the final identification and evaluation of archaeological resources; archeological studies are ongoing and CPO determined that Indigenous Nation monitoring is warranted during archaeological testing and Micron is continuing to coordinate with Indigenous Nation monitors as part of the archaeological investigations; given the site's necessary location adjacent to both the rail corridor and the Micron campus, and the nature of operations necessitating large-scale rail activity along the corridor, the operation may be highly visible from certain surroundings, including from the nearby Clay Historical Park approximately 300 feet southwest of the site; and

WHEREAS, the Environmental Assessment Form submitted with the Rail Spur Site Plan application indicates that multiple NYS Department of Environmental Conservation approvals are required, including an Air Registry permit, SPDES construction general permit, SPDES multi-sector general permit, and a 401 Water Quality Certification, and a US Army Corps of Engineers Section 404 Permit is required for federal wetlands disturbance; the applicant will also be subject to issuance of a Highway Work Permit from the Onondaga County Department of Transportation, approval of water and wastewater plans by the Onondaga County Departments of Water Environment Protection and Division of Environmental Health; and





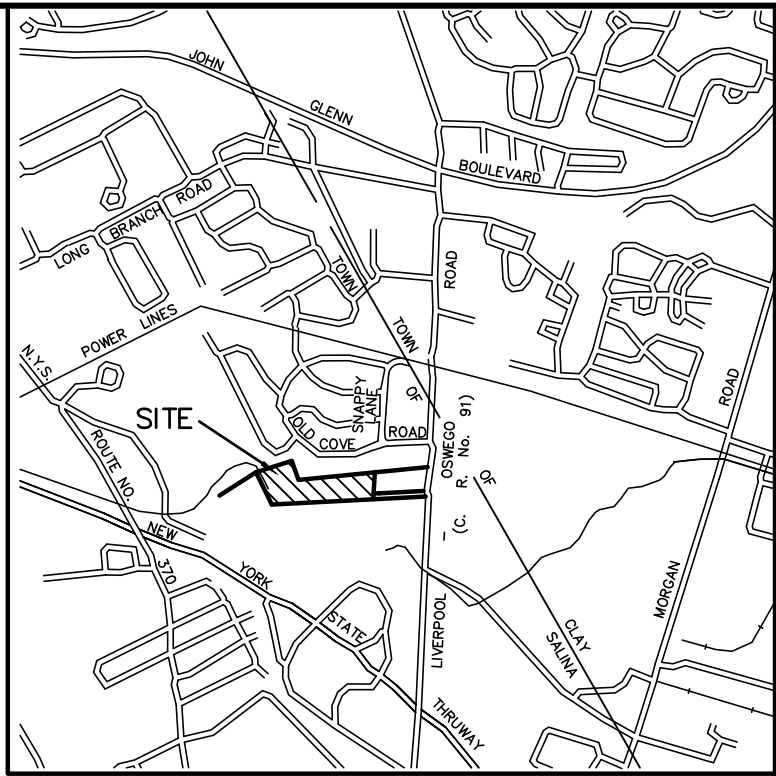
NOTES:

Total area: 3.97± acres  
Total number of lots: 15  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) & Zone "AE" (base flood elevations determined) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 36067C0201F & 36067C0202F, Effective date: November 4, 2016.  
Part of Tax Map No. Part of 19-02-02.1.  
Present Zone: R-3 One and Two Family Residential District

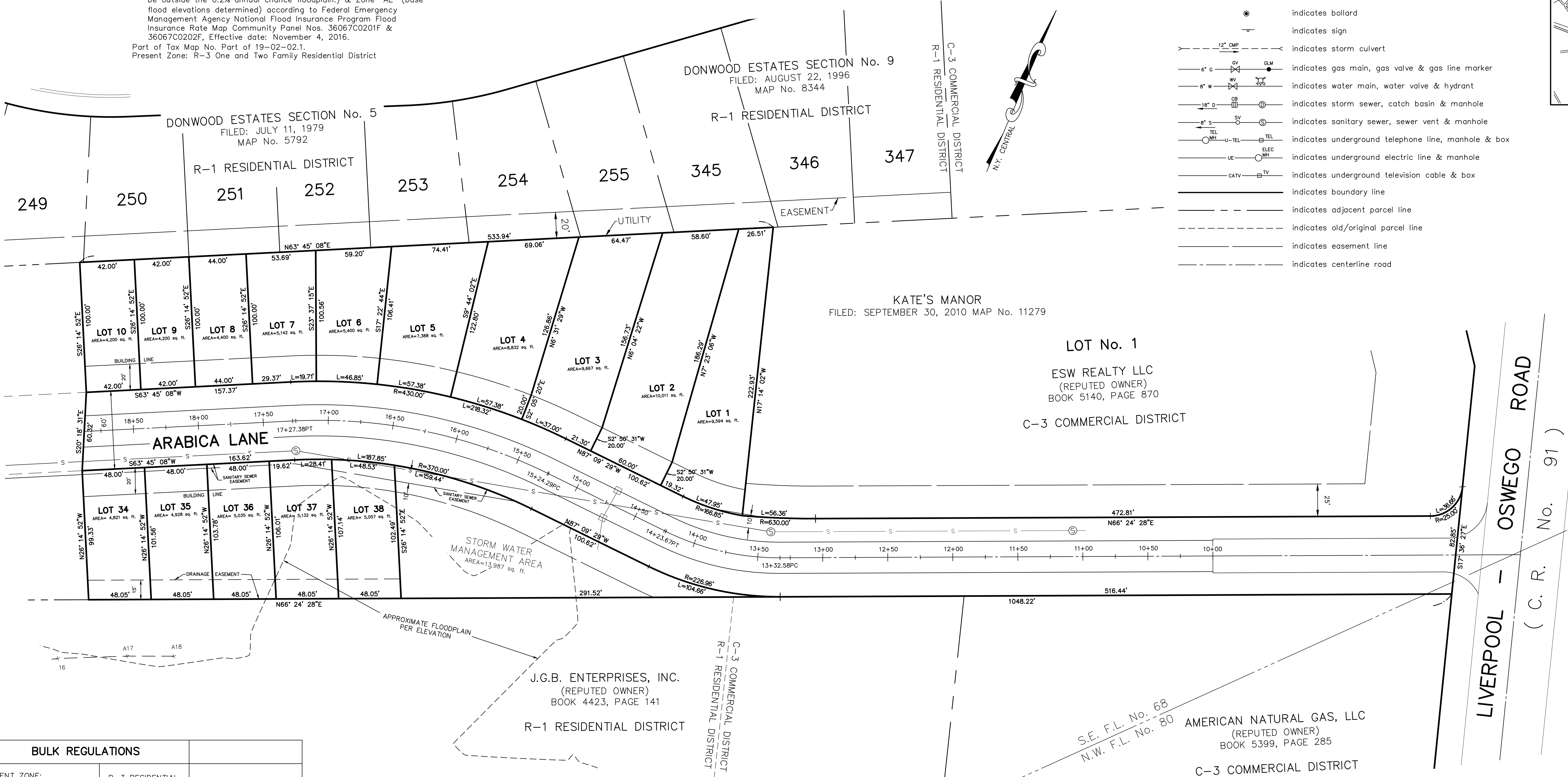
S-25-32

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road



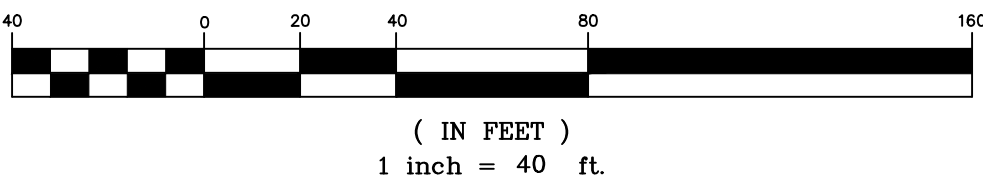
LOCATION PLAN  
Scale: 1" = 2000'



TRACT MAP REFERENCE:

KATE'S MANOR  
By: Ianuzi & Romans Land Surveying, P.C.  
Date Filed: September 30, 2010  
Map No.: 11279

GRAPHIC SCALE



BULK REGULATIONS		
PRESENT ZONE:	R-3 RESIDENTIAL	
Minimum Lot Area	4,000 sq. ft.	6,000 sq.ft. Two Families
Minimum Lot Width	40 feet	
Minimum Front Yard Setback	20 feet	PER VARIANCE
Minimum Rear Yard Setback	20 feet	PER VARIANCE
Minimum Side Yard Setback	5 feet both sides	
Maximum Coverage	40%	
Building Height	30 feet	

APPROVED: TOWN OF SALINA PLANNING BOARD

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

Chairman

APPROVED: CRAFTSMAN REALTY INC.

7854 Oswego Road, Liverpool, NY 13090

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

Developer

SYRACUSE PLANNING COMMISSION

CITY OF SYRACUSE DEPT. OF ENGINEERING

ONONDAGA COUNTY HEALTH DEPT.

\\server\Civil 30 Projects\ONONDAGA COUNTY\TRACTS\GLEN VIEW (KATES MANOR)\day\GLEN VIEW\_SEC 1.dwg

REVISIONS

FINAL PLAN

GLEN VIEW SUBDIVISION

SECTION No. 1

PART OF FARM LOT No. 68

TOWN OF SALINA

ONONDAGA COUNTY, NEW YORK



IANUZI & ROMANS  
LAND SURVEYING, P.C.  
5251 WITZ DRIVE  
NORTH SYRACUSE, NY 13212  
PHONE: (315) 457-7200  
FAX: (315) 457-9251

DATE: SEPTEMBER 2, 2025

SCALE: 1" = 40'

FILE NO: 847.106

SHEET NO.

F.B. No. 687

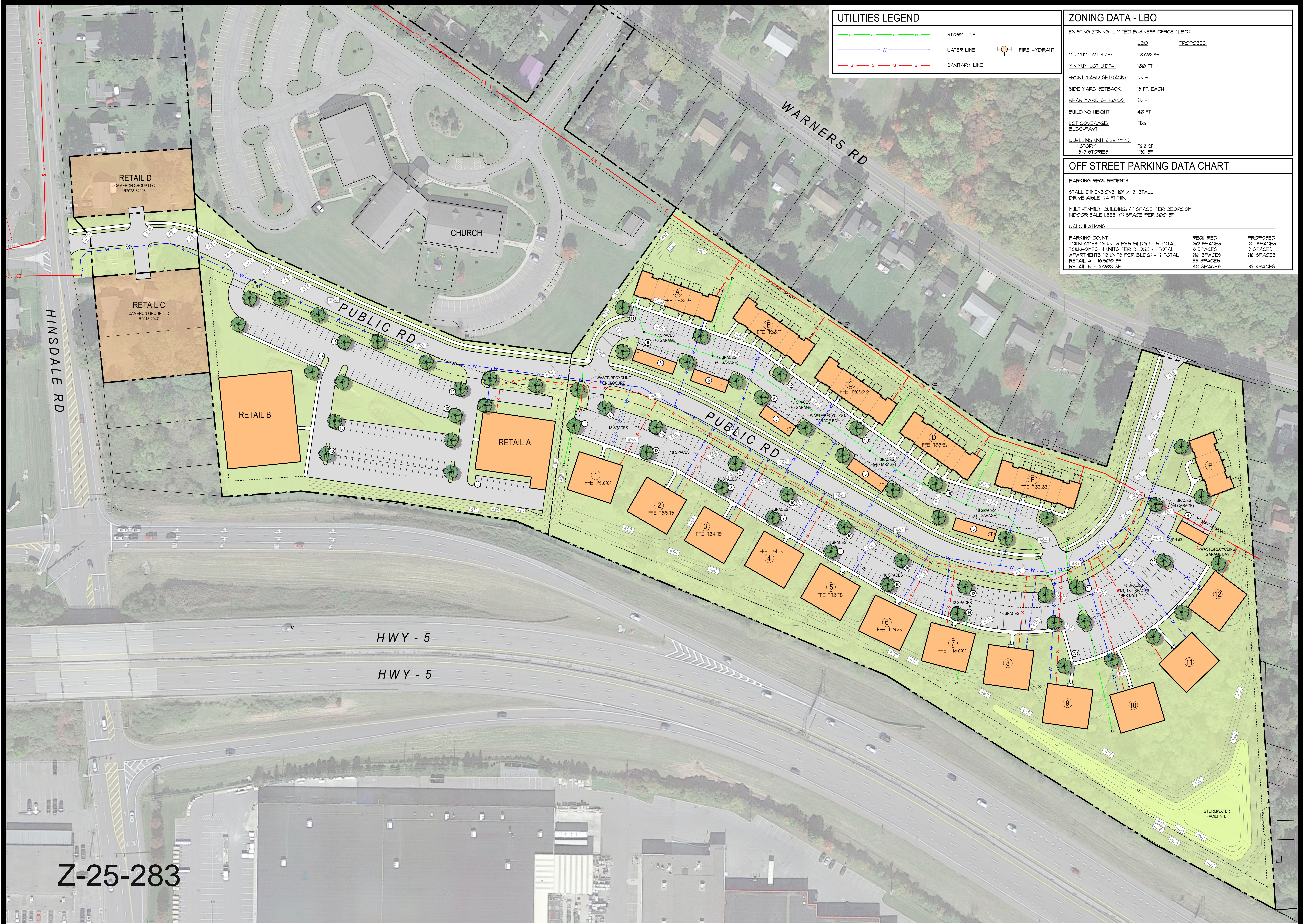
Subject to any statement of facts on accurate and up to date abstract of title will show.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.









BLOODY BROOK  
 PORTABLE FENCE/ENCLOSURE  
 LEGEND  
 1. MORE OR LESS  
 2. BOLLARD  
 3. GAS METER  
 4. ELECTRIC METER  
 5. CATCH BASIN  
 6. UTILITY POLE  
 7. MEASURED  
 8. RECORDED  
 9. METAL GUARD RAIL  
 10. OVERHEAD UTILITY LINES  
 EXTRA PARKING  
 PARKING + DEDICATED SPACES + HANDICAP  
 BLOODY BROOK  
 OLD LIVERPOOL ROAD  
 118 CALINA STREET SUITE 8 LIVERPOOL, NEW YORK 13088  
 315-451-3333  
 www.lehrsurvey.com  
 CERTIFIED TO: 922 OLB, LLC  
 LOCATION SURVEY ON PART OF FIVE ACRE PASTURE LOT NALIE, LIVERPOOL  
 KNOWN AS NO. 822, 824 & 826 OLD LIVERPOOL ROAD, TOWN OF SALINA, COUNTY OF ONONDAGA, NEW YORK  
 DATE: 26 OCT 2015 SCALE: 1"=20' DRAWN BY: KDH  
 REVISIONS: DRAWING NO. 15-1-86





UTILITIES LEGEND			
	STORM LINE		
	WATER LINE		FIRE HYDRANT
	SANITARY LINE		

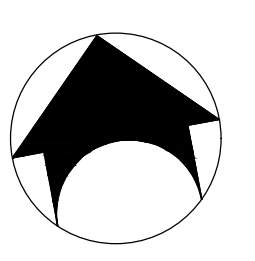
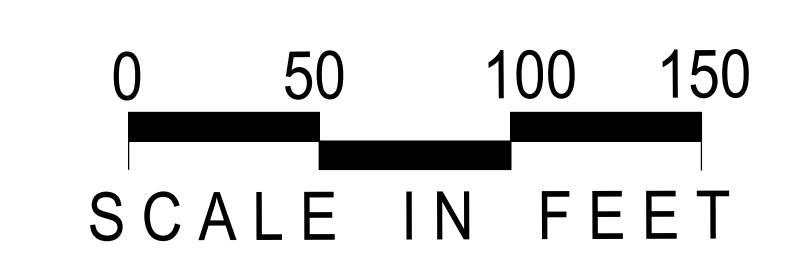
ZONING DATA - LBO		
EXISTING ZONING:	LIMITED BUSINESS OFFICE (LBO)	
	LBO	PROPOSED
MINIMUM LOT SIZE:	20,000 SF	
MINIMUM LOT WIDTH:	100 FT	
FRONT YARD SETBACK:	35 FT	
SIDE YARD SETBACK:	15 FT, EACH	
REAR YARD SETBACK:	25 FT	
BUILDING HEIGHT:	40 FT	
LOT COVERAGE:	75%	
DWELLING UNIT SIZE (MIN.):		
1 STORY	1,600 SF	
1.5-2 STORIES	1,150 SF	

OFF STREET PARKING DATA CHART		
PARKING REQUIREMENTS:		
STALL DIMENSIONS: 10' X 18' STALL		
DRIVE AISLE: 24 FT MIN.		
MULTI-FAMILY BUILDINGS: (1) SPACE PER BEDROOM		
INDOOR SALE USES: (1) SPACE PER 300 SF		
CALCULATIONS:		
PARKING COUNT	REQUIRED	PROPOSED
TOWNHOMES (6 UNITS PER BLDG) - 5 TOTAL	60 SPACES	101 SPACES
APARTMENTS (4 UNITS PER BLDG) - 1 TOTAL	8 SPACES	12 SPACES
RETAIL A - 16,500 SF	216 SPACES	218 SPACES
RETAIL B - 12,000 SF	55 SPACES	132 SPACES

Z-25-283

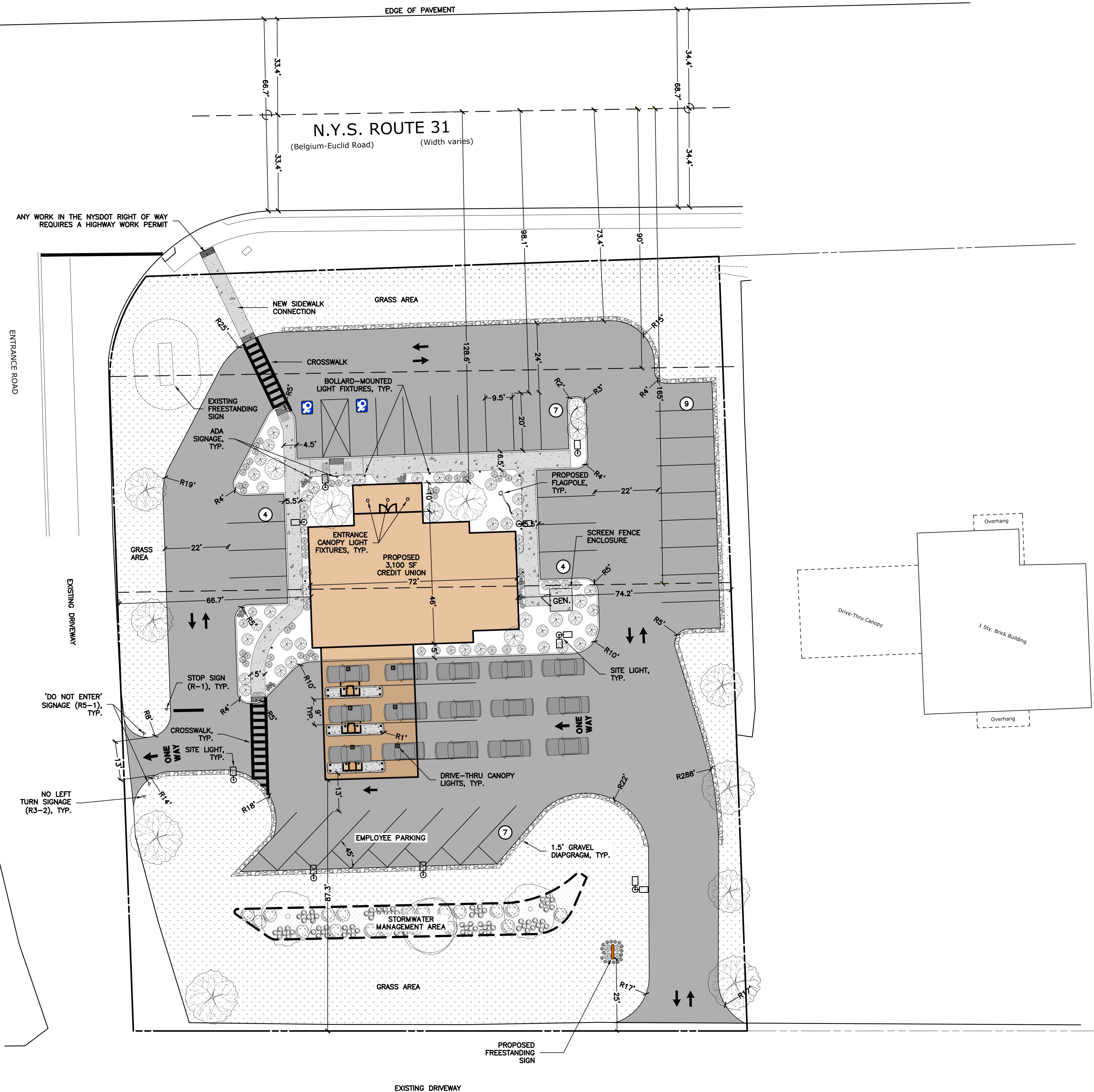
# CONCEPTUAL SITE PLAN CAMILLUS APARTMENTS AND RETAIL

AUGUST 5, 2025



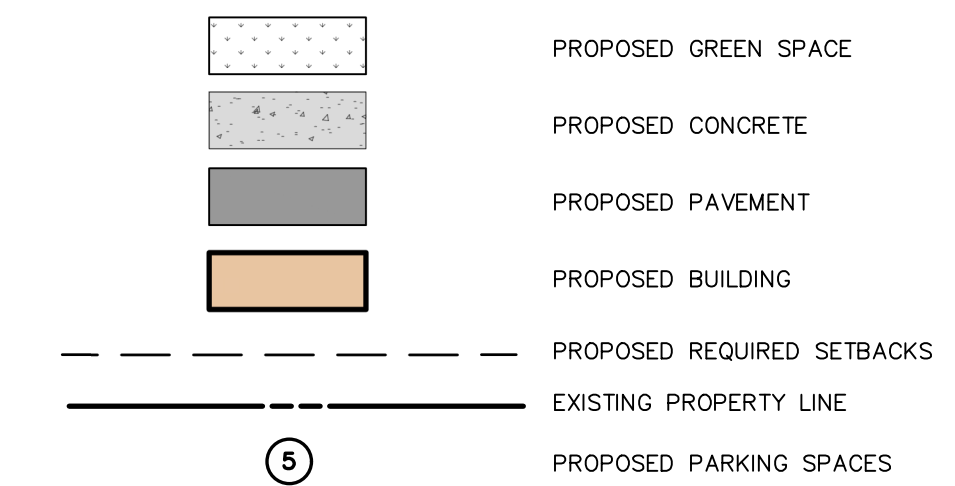


Z-25-284



SITE CRITERIA CHECKLIST		
<b>PROJECT SITE INFORMATION</b>		
ADDRESS	3584 STATE ROUTE 31, BALDWINVILLE, NY 13027 <sup>1</sup>	
TAX MAP ID NO.	52-02-11.3	
BOUNDARY SURVEY	C.T. MALE ASSOCIATES	
TOTAL SITE AREA	1.3 ACRES	
LAND USE	BANK/CREDIT UNION WITH DRIVE-IN SERVICE <sup>2</sup>	
BUILDING SIZE	3,200 SF	
<b>ZONING INFORMATION</b>		
ZONING DISTRICT	REGIONAL COMMERCIAL-1 (RC-1) INDIVIDUAL LOT STANDARDS §230-16(5)	
	REQUIRED	PROVIDED
BUILDING HEIGHT	35' MAX.	<35'
MIN. LOT AREA	N/A	1.3 ACRES
MIN. LOT DEPTH	N/A	-
LOT COVERAGE, BLDG.	N/A	-
LOT COVERAGE, TOTAL	100%	<100%
BUILDING SETBACK (ROUTE 31 HIGHWAY SETBACK) <sup>1</sup>	165' FROM CENTERLINE OF ROUTE 31	129' <sup>3</sup>
REAR YARD SETBACK	0'	87'
SIDE YARD SETBACK	0'	66'
PARKING SETBACK (ROUTE 31 HIGHWAY SETBACK) <sup>1</sup>	90' FROM CENTERLINE OF ROUTE 31	98'
PARKING DIMENSIONS	9.5'x20'	9.5'x20' MIN.
PARKING AISLE WIDTH	20'	22' MIN.
PARKING SPACES	RETAIL SERVICES SITE, ≤15,000 SQ FT; 6 SPACES / 1,000 SF OF FLOOR SPACE = 19	31
SIGNAGE		2nd SIGN <sup>3</sup>
<b>OTHER NOTES</b>		
<sup>1</sup> HIGHWAY OVERLAY ZONE (ROUTE 31) §230-19. <sup>2</sup> TOWN BOARD SPECIAL PERMIT APPROVAL REQUIRED FOR DRIVE-IN SERVICE. <sup>3</sup> INITIAL SUBMITTAL MADE ON 09/05/2025. <sup>3</sup> TOWN ZONING BOARD OF APPEALS ACTION FOR SETBACK GRANTED ON 08/11/2025.		

### LAYOUT PLAN LEGEND

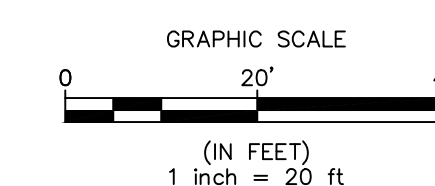


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FOR PLANNING  
REVIEW ONLY**

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**NAPIERALA CONSULTING**  
**PROFESSIONAL ENGINEER, PC**

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**ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO OBTAIN THE WRITTEN AND SIGNED CONSENT OF THE ORIGINAL DESIGNER. ANY VIOLATION OF THIS RULE SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT.**




PROJECT TITLE: **NORTHERN CREDIT UNION**  
**3584 NY ROUTE 31**  
**BALDWINSVILLE, NY 13027**  
**TOWN OF CLAY**  
**ONONDAGA CO., NEW YORK**

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

## LAYOUT PLAN

[illegible]

PREPARED BY:

 **NAPIERALA  
CONSULTING**  
PROFESSIONAL ENGINEER, P.C.  
SITE • DESIGN • ENGINEERING

110 EAVYUT STREET  
MANHATTAN, NEW YORK 10004

email: [MNAP@NAPCON.COM](mailto:MNAP@NAPCON.COM)  
PH: (315) 682-5580 FAX: (315) 682-5544

C-3	PROJECT NO.	25-2352
	DATE	29 AUG 2025
	SCALE	1"=20'



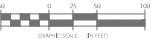
CURTIS AVENUE

GENESEE STREET

EAST

STREET

SALINA



G-003



Environmental  
Design & Research,  
Landscape Architecture, Engineering  
& Environmental Services, LLC  
217 Montgomery Street, Suite 1100  
Brooklyn, New York 11201  
P. 315.471.0688

PROJECT TITLE: **BRONZE FOUNDRY LOFTS**

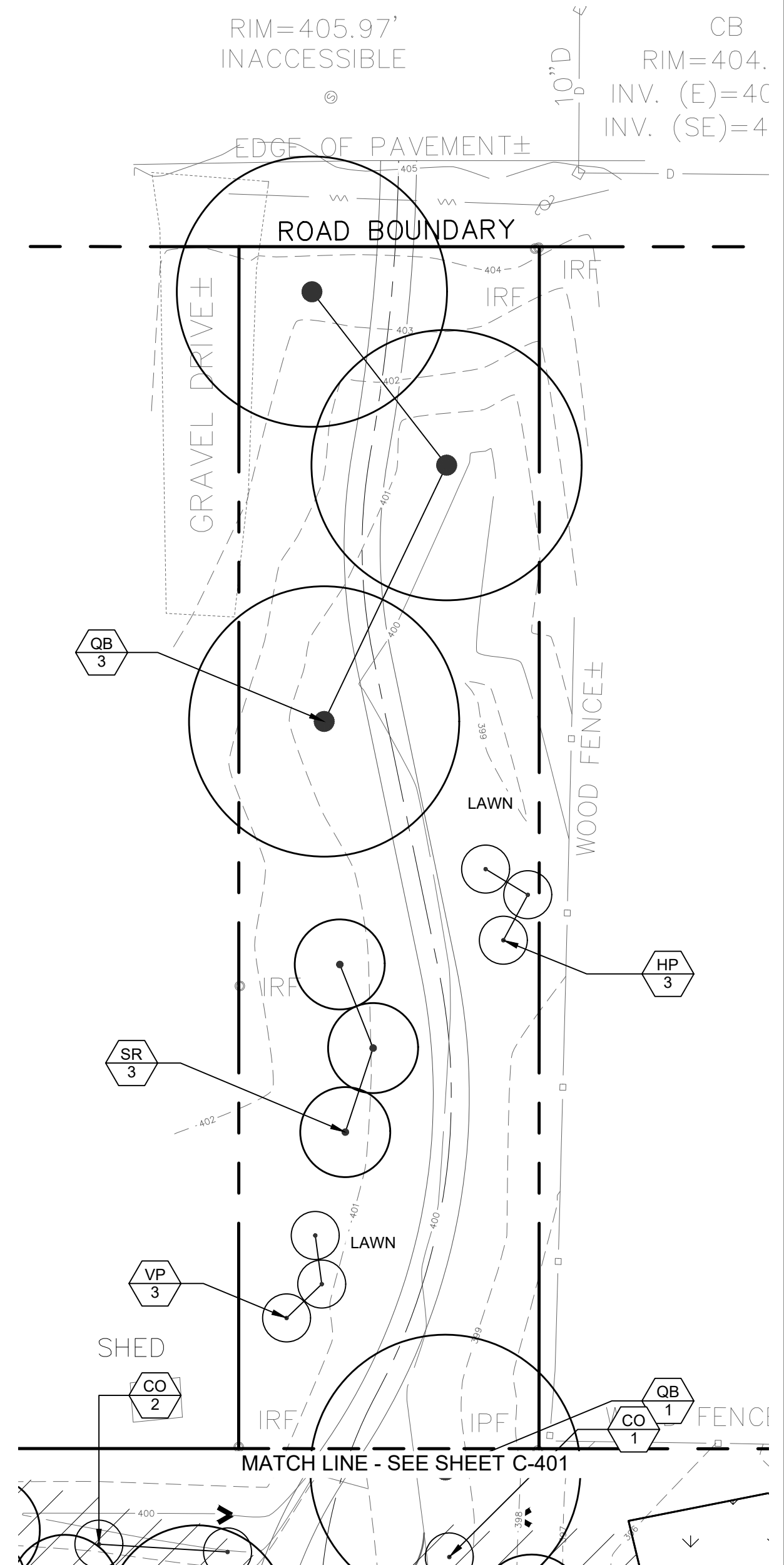
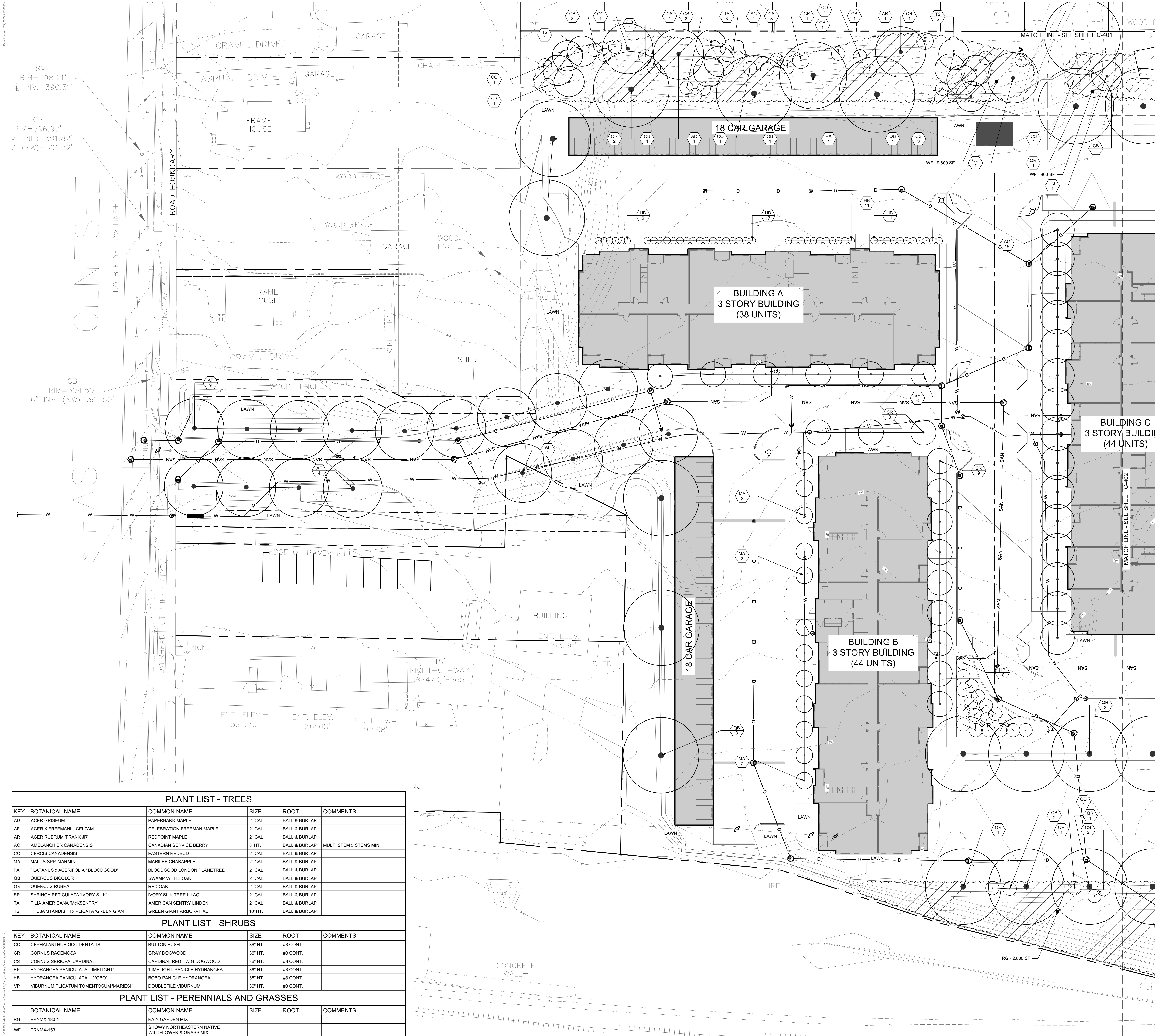
PROJECT LOCATION: **WEDGE OF BALDWINSVILLE, ONONDAGA COUNTY, NEW YORK**  
CLIENT: **MC HANAMAY, LLC**  
DRAWING TITLE: **OVERALL SITE PLAN**

REVISIONS				DATE			
NO.	DATE	DESCRIPTION	BY	CHK	APP	DATE	REVISION
1	07/04/2025	ISSUED FOR PERMIT	EDR	EDR	EDR	07/04/2025	1st SET
2	07/04/2025	REVISED PER PERMIT	EDR	EDR	EDR	07/04/2025	2nd SET
3	07/04/2025	REVISED PER PERMIT	EDR	EDR	EDR	07/04/2025	3rd SET
4	07/04/2025	REVISED PER PERMIT	EDR	EDR	EDR	07/04/2025	4th SET
5	07/04/2025	REVISED PER PERMIT	EDR	EDR	EDR	07/04/2025	5th SET
6	07/04/2025	REVISED PER PERMIT	EDR	EDR	EDR	07/04/2025	6th SET

Environmental Design & Research, LLC  
217 Montgomery Street, Suite 1100  
Brooklyn, New York 11201  
P. 315.471.0688  
www.edrny.com  
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CLIENT / SUBCOMMITTEE





PLANTING LEGEND	
SYMBOL	ITEM
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	PERENNIAL PLANTINGS
	LAWN

PLANT LIST - TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
AG	ACER GRISELUM	PAPERBARK MAPLE	2" CAL.	BALL & BURLAP	
AF	ACER X FREEMANII 'CEIZAM'	Celebration Freeman Maple	2" CAL.	BALL & BURLAP	
AR	ACER RUBRUM 'FRANK JR'	Redpoint Maple	2" CAL.	BALL & BURLAP	
AC	AMELANCHIER CANADENSIS	Canadian Service Berry	8' HT.	BALL & BURLAP	MULTI STEM 5 STEMS MIN.
CC	CERIS CANADENSIS	Eastern Redbud	2" CAL.	BALL & BURLAP	
MA	MALUS SPP. 'JARMIN'	Marilee Crabapple	2" CAL.	BALL & BURLAP	
PA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	Bloodgood London Planetree	2" CAL.	BALL & BURLAP	
QB	QUERCUS BICOLOR	Swamp White Oak	2" CAL.	BALL & BURLAP	
QR	QUERCUS RUBRA	Red Oak	2" CAL.	BALL & BURLAP	
SR	SYRINGA RETICULATA 'IVORY SILK'	Ivory Silk Tree Lilac	2" CAL.	BALL & BURLAP	
TA	TILIA AMERICANA 'MCKSENTRY'	American Sentry Linden	2" CAL.	BALL & BURLAP	
TS	THUJA STANDISHII X PLICATA 'GREEN GIANT'	Green Giant Arborvitae	10' HT.	BALL & BURLAP	
PLANT LIST - SHRUBS					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
CO	CEPHALANTHUS OCCIDENTALIS	Button Bush	36" HT.	#3 CONT.	
CR	CORNUS RACEMOSA	Gray Dogwood	36" HT.	#3 CONT.	
CS	CORNUS SERICEA 'CARDINAL'	Cardinal Red-Twig Dogwood	36" HT.	#3 CONT.	
HP	HYDRANGEA PANICULATA 'LIMELIGHT'	Limelight Panicle Hydrangea	36" HT.	#3 CONT.	
HB	HYDRANGEA PANICULATA 'LVCBO'	Bobo Panicle Hydrangea	36" HT.	#3 CONT.	
VP	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	Doublefile Viburnum	36" HT.	#3 CONT.	
PLANT LIST - PERENNIALS AND GRASSES					
	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
RG	ERNMX-180-1	Rain Garden Mix			
WF	ERNMX-153	Showy Northeastern Native Wildflower & Grass Mix			

CLIENT / SUBCONSULTANT:



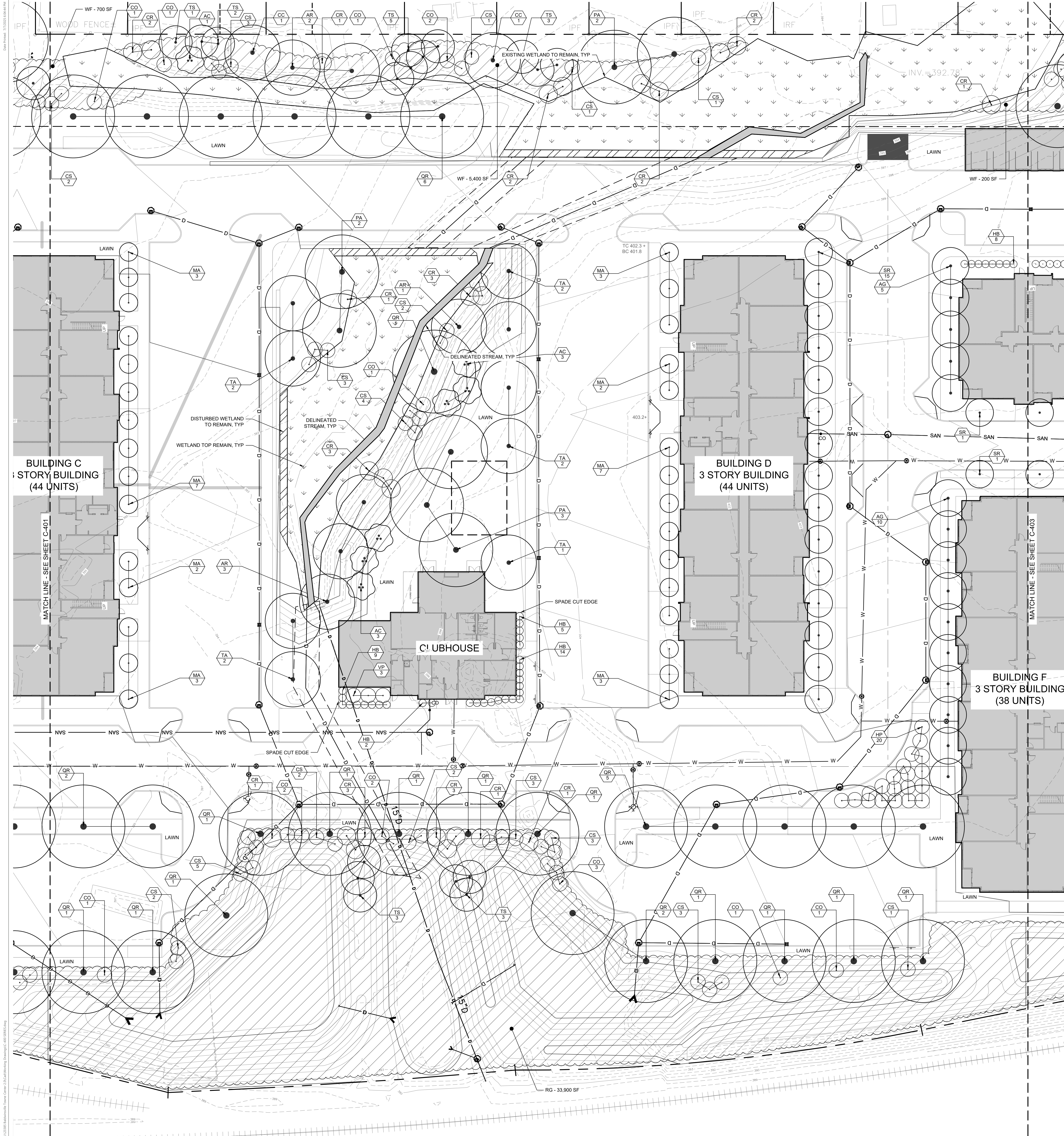
**Environmental Design & Research,**  
Landscape Architecture, Engineering,  
& Environmental Services, D.P.C.  
217 Montgomery Street, Suite 1100  
Syracuse, New York 13202  
P. 315.471.0688

PROJECT TITLE: **BRONZE FOUNDRY LOFTS**  
PROJECT LOCATION: **VILLAGE OF BALDWINSVILLE, ONONDAGA COUNTY, NEW YORK**  
CLIENT: **AC HAMMER, LLC**  
DRAWING TITLE: **PLANTING PLAN**

DRAWINGS ISSUED FOR / REVISIONS				EDR JOB# 23385	
NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP
1	JULY 8, 2025	SITE DEVELOPMENT PLAN SUBMITTAL #1	SM	DP	JCG
2					
3					
4					
5					
6					

DRAWN BY: **JCG**  
CHECKED BY: **JCG**  
DRAWING NUMBER: **C-401**





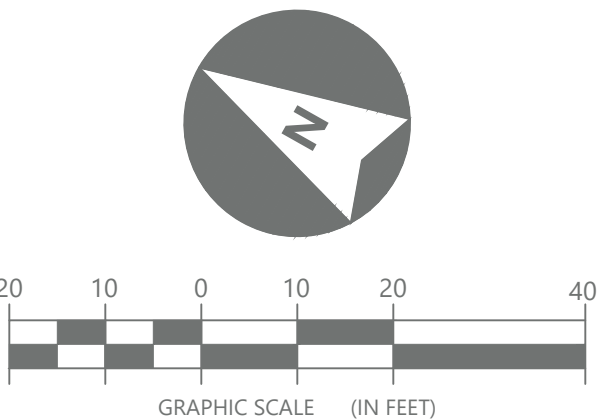
PLANTING LEGEND	
SYMBOL	ITEM
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	PERNNIAL PLANTINGS
	LAWN

Z-25-287, 288

PLANT LIST - TREES				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COMMENTS
AG	ACER GRISEUM	PAPERBARK MAPLE	2" CAL.	BALL & BURLAP
AF	ACER X FREEMANII 'CEIZAM'	CELEBRATION FREEMAN MAPLE	2" CAL.	BALL & BURLAP
AR	ACER RUBRUM 'FRANK JR'	REDPOINT MAPLE	2" CAL.	BALL & BURLAP
AC	AMELANCHIER CANADENSIS	CANADIAN SERVICE BERRY	8" HT.	BALL & BURLAP
CC	CERIS CANADIENSIS	EASTERN REDBUD	2" CAL.	BALL & BURLAP
MA	MALUS SPP. 'ARMIN'	MARLEE CRABAPPLE	2" CAL.	BALL & BURLAP
PA	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2" CAL.	BALL & BURLAP
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	BALL & BURLAP
QR	QUERCUS RUBRA	RED OAK	2" CAL.	BALL & BURLAP
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL.	BALL & BURLAP
TA	TILIA AMERICANA 'MCKENTRY'	AMERICAN SENTRY LINDEN	2" CAL.	BALL & BURLAP
TS	THUJA STANDISHII x PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10' HT.	BALL & BURLAP

PLANT LIST - SHRUBS				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COMMENTS
CD	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	36" HT.	#3 CONT.
CR	CORNUS RACEMOSA	GRAY DOGWOOD	36" HT.	#3 CONT.
CS	CORNUS SERICEA 'CARDINAL'	CARDINAL RED-TWIG DOGWOOD	36" HT.	#3 CONT.
HP	HYDRANGEA PANICULATA 'LIMELIGHT'	'LIMELIGHT' PANICLE HYDRANGEA	36" HT.	#3 CONT.
HB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO PANICLE HYDRANGEA	36" HT.	#3 CONT.
VP	VIBURNUM PULCATUM TOMENTOSUM 'MARIESII'	DOUBLEFILE VIBURNUM	36" HT.	#3 CONT.

PLANT LIST - PERENNIALS AND GRASSES				
	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COMMENTS
RG	ERNMX-180-1	RAIN GARDEN MIX		
WF	ERNMX-153	SHOWY NORTHEASTERN NATIVE WILDFLOWER & GRASS MIX		

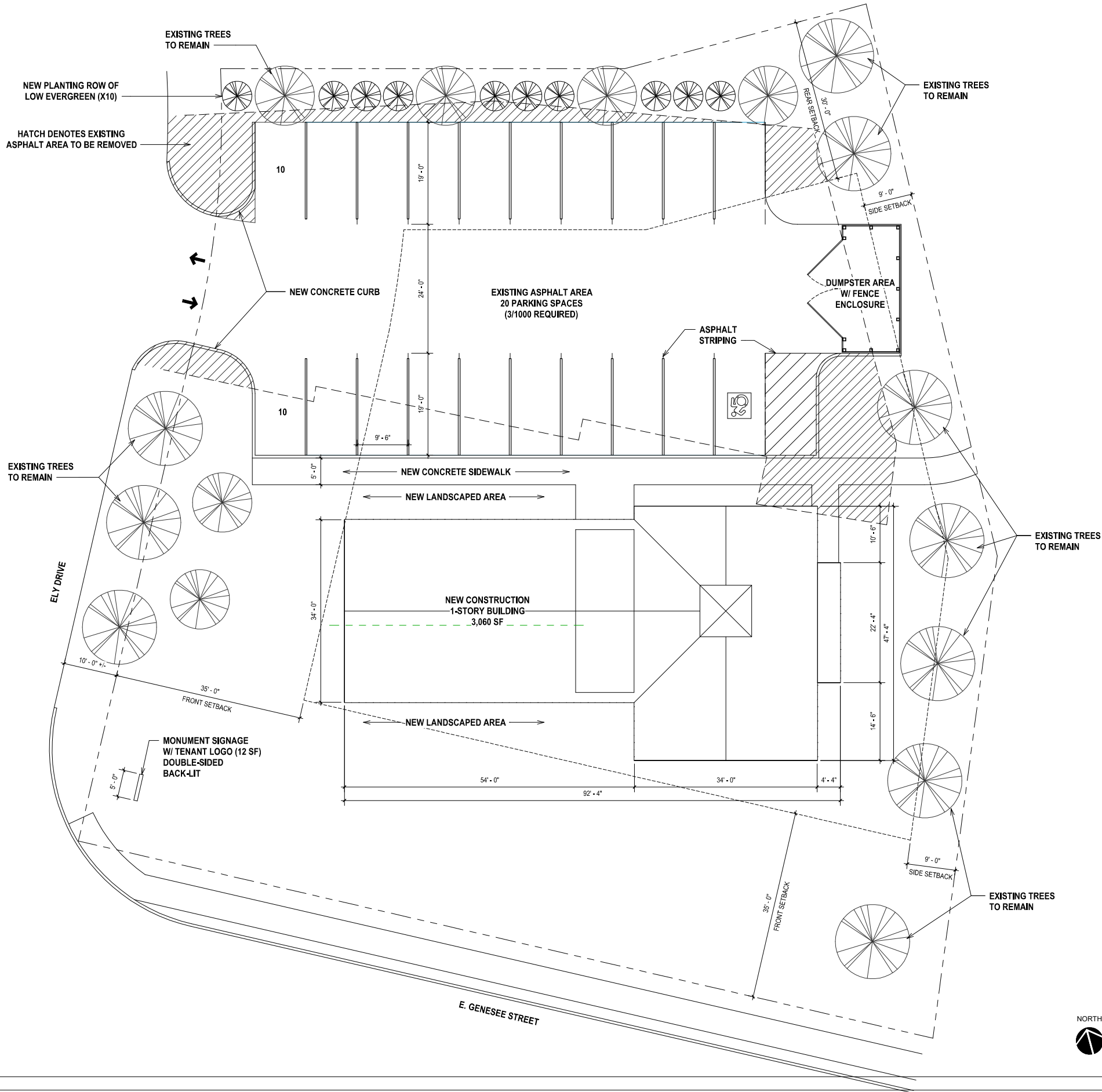








Z-25-282



ARCHITECTS  
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
www.in-ARCHITECTS.com

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NOT FOR CONSTRUCTION

PROJECT DESCRIPTION:  
DUNUWILA WEALTH MANGAMENT  
6875 E. GENESEE ST.  
FAYETTEVILLE, NY

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE AND DATE OF SUCH ALTERATION." THIS IS NOT TO BE USED IN ANY OTHER MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS		
NO.	DESCRIPTION	DATE

## SITE PLAN

Project Status	PLANNING BOARD
Date	08-25-2025
Project Number	24046
Drawn By	GCL
Checked By	AER

A201





KEPLINGER  
FREEMAN  
ASSOCIATES  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
6320 ELY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13657  
PHONE: (315) 445-7980 FAX: (315) 445-7981

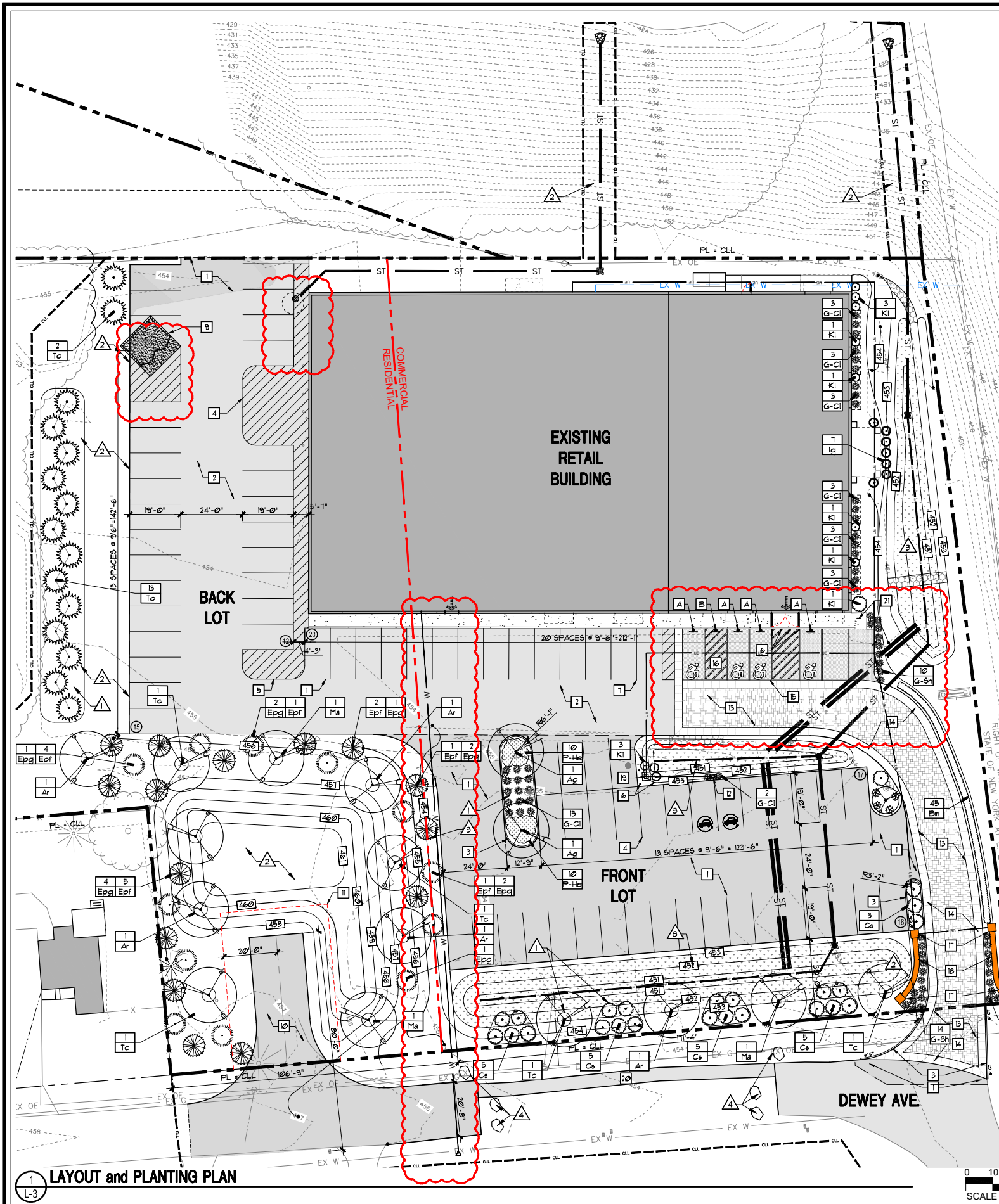
GENESEE RETAIL  
SITE IMPROVEMENTS  
100 DEWEY AVE, FAYETTEVILLE, NY 13066  
Town of DeWitt Onondaga County

ISSUED AND REVISIONS NOTIFICATION			
No.	Rev.	Description	Date
1	01	MUNICIPAL REVIEW	11/21/24
2	02	MUNICIPAL REVIEW	2/03/24
3	03	MUNICIPAL COMMENTS	2/26/24
4	04	ACCESS / LIGHT COMMENTS	11/07/25
5	05	SITE PLAN UPDATES	10/28/25

CLIENT:  
the HOLLANDTROTTER project  
277 Alexander Street, Suite 210  
Rochester, NY 14607  
(716) 507-8741

Drawn By: VR  
Checked By: SLF  
KFA Proj. No.: 41097  
Date: OCTOBER 24, 2024  
Scale: AS NOTED

LAYOUT AND  
PLANTING PLAN



PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
TREES & EVERGREENS					
Ag	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	2.5" CAL.	-	B&B (MULTI-STEM)
Ar	RED MAPLE 'RED SUNSET'	ACER RUBRUM 'RED SUNSET'	2.5" CAL.	-	B&B
Ma	PINK SPIRE CRABAPPLE	MALUS 'PINK SPIRES'	2.5" CAL.	-	B&B
Tc	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	-	B&B
Epf	VANDERKOLF'S LIMBER PINE	PINUS FLEXILIS 'VANDERKOLF'S'	-	8'-10'	-
Epg	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	-	8'-10'	-
Eto	ARBOVITAE 'NIGRA'	THUJA OCCIDENTALIS 'NIGRA'	-	8'-10'	-
SHRUBS					
Bm	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA	#3 CONT.	-	-
Cg	RED-OSIER DOGWOOD COMPACT	CORNUS SERICEA 'BERGESEN'S COMPACT'	#3 CONT.	-	-
Ig	'COMPACT' INKBERY	ILEX GLABRA 'COMPACT'	#3 CONT.	-	-
Ki	'MINUET' MOUNTAIN LAUREL	KALMIA LATIFOLIA 'MINUET'	#3 CONT.	-	-
GRASSES & PERENNIALS					
G-C	NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	#1 CONT.	-	-
G-Sh	PRAIRIE DROPSIED	SPOROBOLUS HETEROLEPIS	#1 CONT.	-	-
P-He	DAYLILY 'PURPLE D'ORO'	HEMEROCALLIS SPP. 'PURPLE D'ORO'	#1 CONT.	-	-

PLANT NOTES

1. INSTALL 3" DEPTH SHREDDED BARK MULCH ON 18" OF SCREENED TOPSOIL WITH SPADE CUT EDGE (ALL PLANT BEDS).

2. INSTALL SEEDED LAWN PER DETAIL 6/L-4.
3. NOTE OMITTED.

4. INSTALL GUILLOTTINED LIMESTONE BOULDER PER DETAIL 4/L-4.2.

LAYOUT CONSTRUCTION NOTES

1. INSTALL ASPHALT PAVEMENT PER DETAIL 2/L-2.

2. FILL CRACKS AND SEAL COAT ASPHALT PAVEMENT.

3. INSTALL GRANITE CURB PER DETAIL 3/L-2. REFER TO CURB TAPER DETAIL 4/L-2.

4. RE-STRIPE EXISTING PARKING LOT WITH 4" WIDE PAINTED LINES (TYP.).

5. PAINT 4" WIDE LINES AT 45° & 2' O.C. (TYP.).

6. INSTALL BOLLARD PER DETAIL 6/L-41.

7. PAINT ADA SPACE REQUIREMENTS PER DETAIL 5/L-4.

8. DIMENSIONS PARALLEL TO PROPERTY LINE.

9. INSTALL WASTE/ RECYCLING ENCLOSURE PER DETAIL 2/L-41.

10. INSTALL ASPHALT PAVEMENT SECTION IN ACCORDANCE WITH TOWN OF DEWITT TOWN ROAD STANDARDS, DETAILS, AND SPECIFICATIONS.

11. SURVEYOR TO PROVIDE MIN. 20'-0" ACCESS (TURNAROUND) EASEMENT FOR TOWN OF DEWITT TURNAROUND.

12. INSTALL EV CHARGER PER DETAIL 1/L-42. REFER TO ELECTRICAL DRAWINGS FOR COORDINATION.

13. INSTALL ASHLAR PATTERN CONCRETE STAMP BY OR APPROVED EQUAL (COLOR: GUN METAL LIGHT) PAVING PER DETAIL 5/L-42.

14. INSTALL 3'-0" O.C. SCORED TINTED HEAVY DUTY CONCRETE (COLOR: GUN METAL DARK) PER DETAIL 5/L-42.

15. INSTALL HERRINGBONE BRICK PATTERN CONCRETE STAMP OR APPROVED EQUAL (COLOR: GUN METAL LIGHT) PAVING PER DETAIL 5/L-42.

16. STAMP RUNNING BOND CONCRETE BRICK PATTERN PER DETAIL 5/L-42 IN LIEU OF PAINTED PARKING LINES. PAINT STAMP WHITE.

17. INSTALL CONCRETE PILLARS WITH STONE VENEER MATCHING PER ARCHITECT PER DETAIL 2/L-42.

18. INSTALL CONCRETE WALL WITH STONE VENEER PER ARCHITECT PER DETAIL 2/L-42.

19. INSTALL CONCRETE TRANSFORMER PAD PER DETAIL 3/4-2.

20. APPROXIMATE LOCATION ASPHALT WALKING PATH. 5'-0" WIDE ASPHALT PATH TO REMAIN AFTER DISCONNECT OF DEWEY AVE.

21. INSTALL BICYCLE RACK PER DETAIL T/41.

ZONING CHART

SPLIT ZONED: RESIDENTIAL (R-2)/ SPECIAL BUSINESS TRANSITIONAL (SBT) §192		
RESIDENTIAL (R-2)	REQUIRED	PROPOSED
MINIMUM LOT AREA	9,600 SQFT.	N/A
MINIMUM LOT WIDTH	80 FT	N/A
MAXIMUM % OF BUILDING	25%	N/A
MAXIMUM % OF LOT COVERAGE	50%	N/A
MINIMUM YARD SETBACKS		
-FRONT	35 FT	N/A FT
-REAR	40 FT	310 FT
-SIDE YARD	TOTAL 25 FT	N/A FT
MAXIMUM BUILDING HEIGHT	30 FT	N/A FT
SPECIAL BUSINESS TRANSITIONAL (SBT)		
MINIMUM LOT AREA	N/A	101,215.10 SQFT
MINIMUM LOT WIDTH	N/A	310 FT
MAXIMUM % OF BUILDING	25%	22%
MAXIMUM % OF LOT COVERAGE	75%	59%
MINIMUM YARD SETBACKS		
-FRONT	35 FT	56 FT
-REAR	20 FT	140 FT
-SIDE YARD	TOTAL 25 FT	12 FT
MAXIMUM BUILDING HEIGHT	40 FT	1 STORY

PARKING DATA CHART

PARKING SPOT DIMENSIONS - §87-15	
EXISTING PARKING SPACE SIZE:	VARY
CODE REQUIRED:	9'-6" x 19'-0"
PROJECT PARKING SPACE SIZE:	9'-6" x 19'-0"
PARKING SPOT CONFIGURATION - §87-15	
EXISTING PARKING SPACE CONFIGURATION:	VARY
CODE REQUIRED:	VARY
PROJECT PROPOSED:	CODE COMPLIANT 90 DEGREE
DRIVE AISLE	
EXISTING DRIVE AISLE WIDTH:	N/A
CODE REQUIRED:	24'-0"
PROJECT PROPOSED:	24'-0"
PARKING:	
RETAIL STORES: (1) PS PER 150 SF OF G.F.A.	
OTHER COMMERCIAL: (1) PS PER 300 SF G.F.A.	
WAREHOUSE: (2) PS PER EMPLOYEE	

PARKING SUMMARY

PARKING PER STOREFRONT	REQUIRED	PROPOSED
CM-TENANT - 6500 SF	44	
CM-TENANT - 6500 SF	44	
CM-TENANT - 6100 SF	41	
WAREHOUSE - 4300 SF	3	
PROPOSED TOTAL	132	82 SPACES
EV SPACES	2	

NOTES:  
1) A PARKING VARIANCE WAS GRANTED BY THE TOWN OF DEWITT ZONING BOARD ON APRIL 18TH 2022 TO REDUCE THE REQUIRED SPACES FROM 132 SPACES TO 82 SPACES.  
2) NO BUILDING AREA TO BE REMOVED.

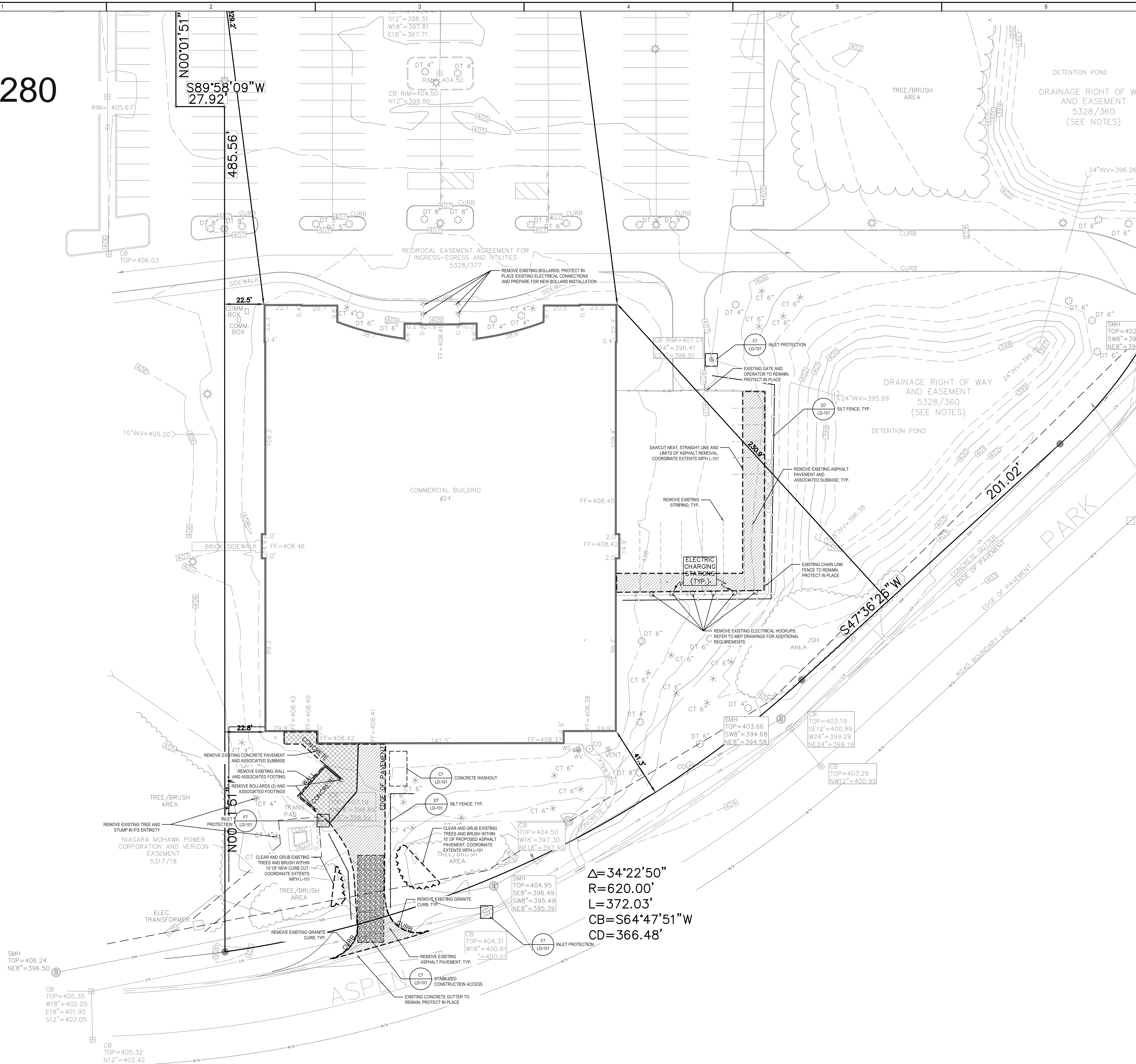
SIGN SCHEDULE

KEY	SIGN PLATE	SIGN SIZE MOUNTING HT.	NY&D.O.T. M.U.T.C.D. NO. / COMMENTS
A	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" T-0" HT.	SIGN NO. P4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER COMMENTS:
B	NO PARKING ANY TIME	12" X 18" T-0" HT.	SIGN NO. P1-5C MOD COLORS: WHITE BACKGROUND, RED TEXT AND BORDER

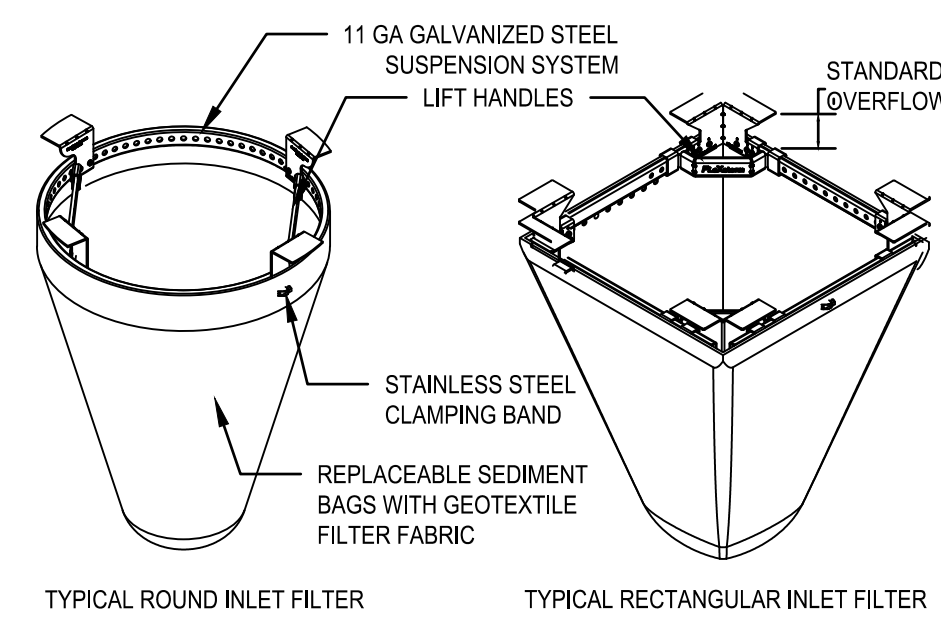
NOTES:  
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION PER DETAIL 4/L-4 OR FOR BOLLARD INSTALLATION 6/L-42.  
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NY&D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



Z-25-280

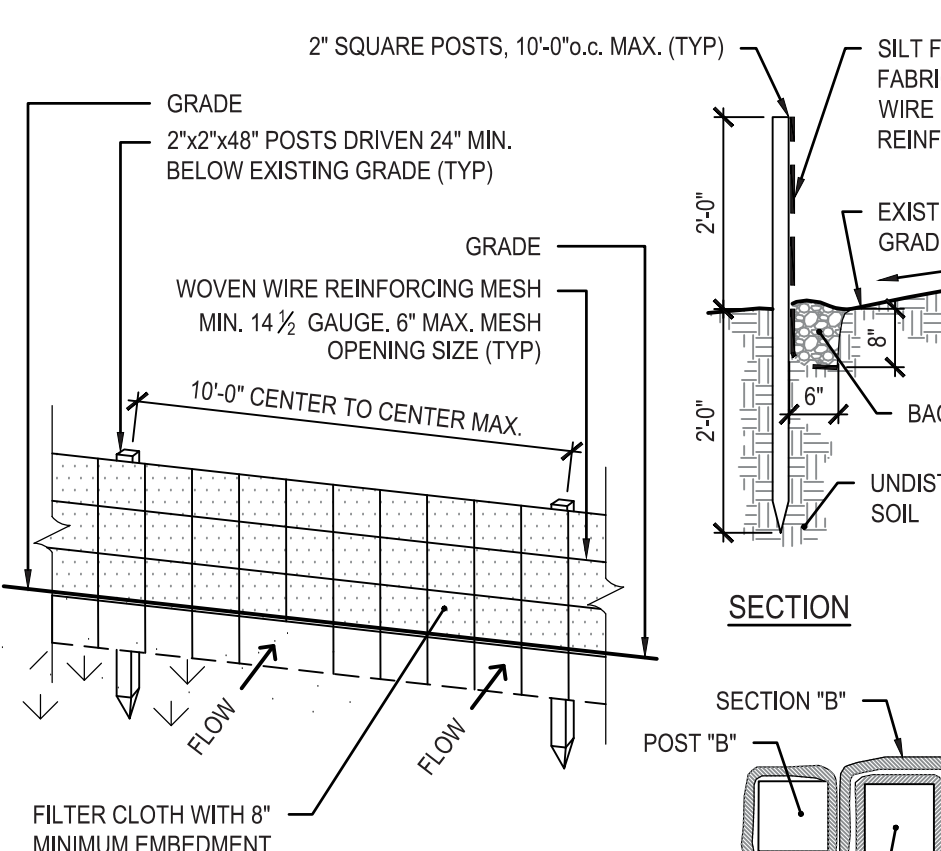


$\Delta = 34'22'50''$   
 $R = 620.00'$   
 $L = 372.03'$   
 $CB = S64'47'51''W$   
 $CD = 366.48'$



- NOTES:
1. INLET PROTECTION TO BE USED ON ALL EXISTING & NEW GRATED STRUCTURES.
  2. ALL FRAMINGS CONSTRUCTED OF CORROSION RESISTANT STEEL, COINCATED OR GALVANIZED FOR 7 YEAR MINIMUM SERVICE LIFE.
  3. MECHANICAL INSERTS MUST PROVIDE 50% MINIMUM OPEN SPACE INSIDE THE INLET TO ALLOW FOR OVERFLOW (2016 NYS DEC BLUE BOOK PAGE 5.99)

**F7 INLET PROTECTION**



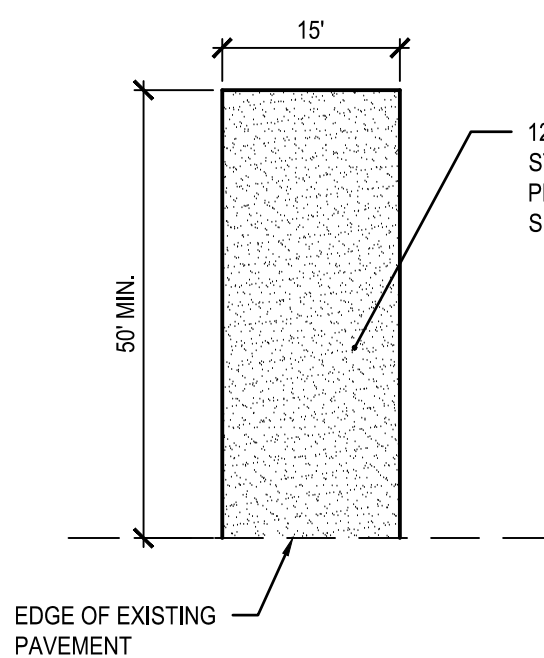
**AXONOMETRIC VIEW**

**SILT FENCE SPECIFICATIONS**

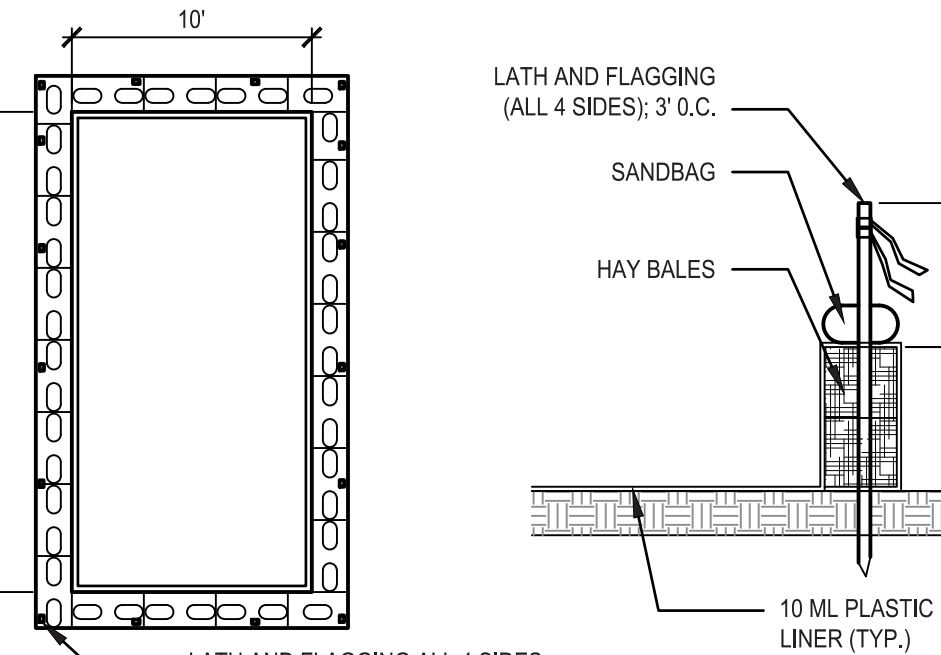
1. POSTS: EITHER STEEL "1" OR "1 1/2" TYPE OR 2" HARDWOOD.
2. REINFORCING MESH: WOVEN WIRE, 14 1/2" GAUGE WITH 6" MAXIMUM MESH OPENING.
3. FILTER FABRIC: FILTER: 1 MPAFI 100X, STAB-LINKA TANK, OR APPROVED EQUAL REPERFORATED UNIT: GEOTEX, ENVROFENCE, OR APPROVED EQUAL.
4. WOVEN WIRE MESH AND FILTER FABRIC TO BE SECURELY FASTENED TO POSTS USING WIRE TIES OR STAPLES @ 12" O.C.
5. INSPECT DAILY AND REPAIR OR REPLACE DAMAGED SECTIONS AND REMOVE SEDIMENT WHICH HAS ACCUMULATED MORE THAN 12" DEEP.

**JOINT DETAILS**

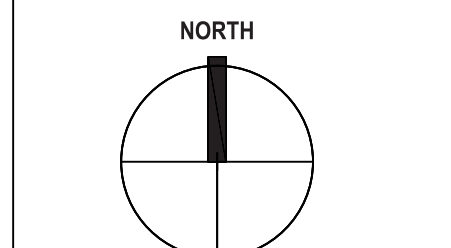
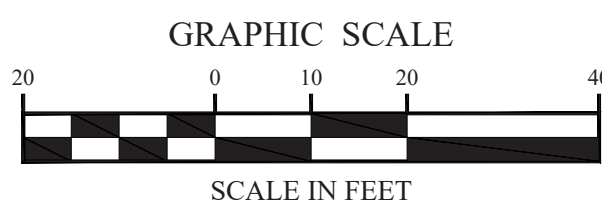
**D7 SILT FENCE**



**C7 STABILIZED CONSTRUCTION ENTRANCE**



**B7 CONCRETE WASHOUT**



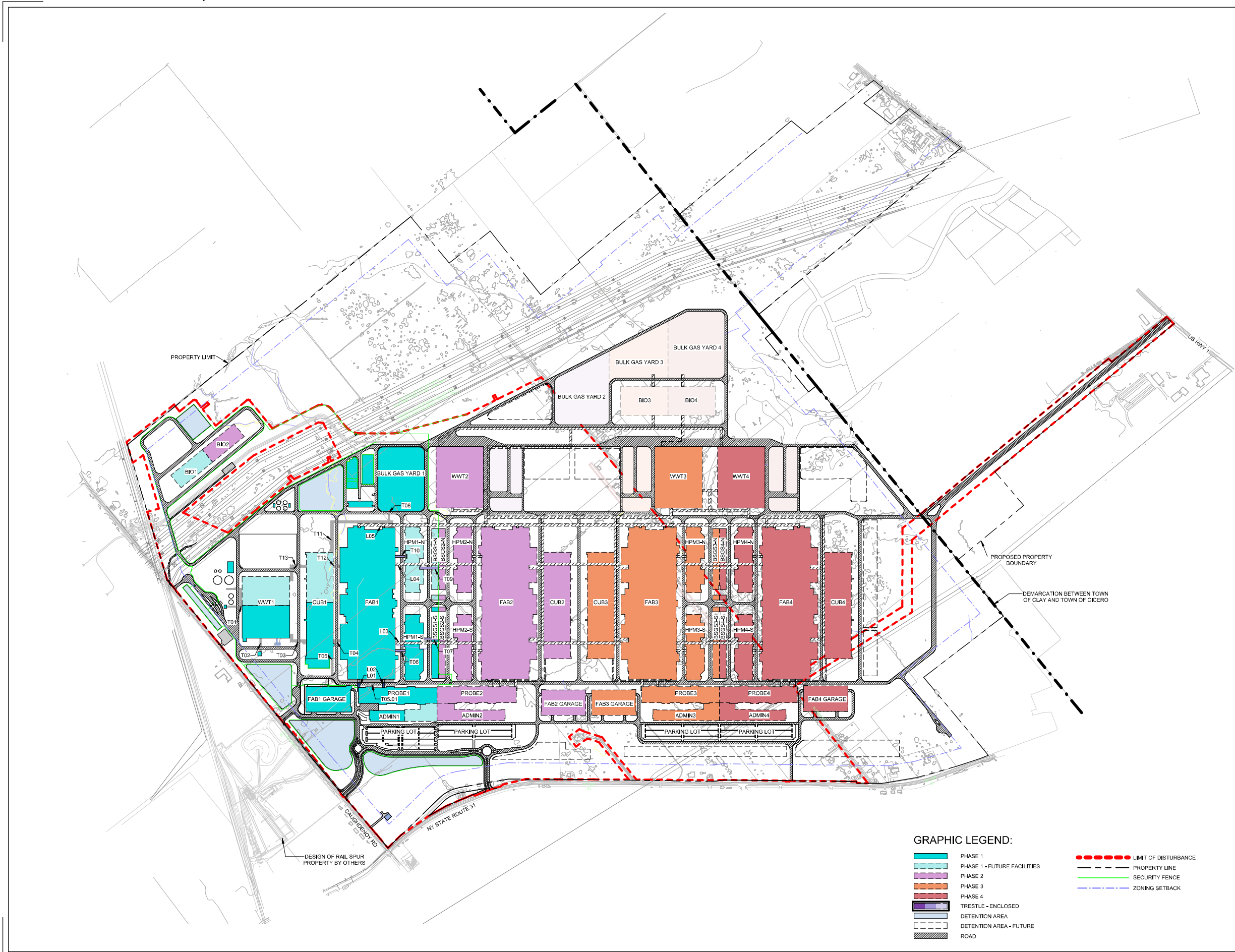
REVISIONS		
MARK	DATE	DESCRIPTION







# Z-25-290, 291a



**GRAPHIC LEGEND:**

	PHASE 1		LIMIT OF DISTURBANCE
	PHASE 1 - FUTURE FACILITIES		PROPERTY LINE
	PHASE 2		SECURITY FENCE
	PHASE 3		ZONING SETBACK
	PHASE 4		
	TRESTLE - ENCLOSED		
	DETENTION AREA		
	DETENTION AREA - FUTURE		
	ROAD		

OWNER / DEVELOPER

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CIVIL & STRUCTURAL CONSULTANT

COA #019509

MECHANICAL & ELECTRICAL CONSULTANT

COA #019509

CONTRACTOR

PROJECT ADDRESS

DRAWING SCALE: 1" = 500'

SCALE BAR

THIS BAR SHOULD MEASURE 1" WHEN PLOTTED TO SCALE

KEY PLAN

It is a violation of this law for any person to alter any document that bears the seal of a professional engineer or architect, unless the person is acting under the direction of a licensed professional engineer or architect.

ARCHITECT / ENGINEER  
JACOB RAKETON  
LICENSE NUMBER  
0203, EXP 04/01/2026

STAMP

REV	DATE	DESCRIPTION	ISSUED BY
1	08/20/2025	DESIGN FOR PERMIT	TS

PROJECT TITLE

YANKEE

PROJECT PHASE

DESIGN - PHASE 1

DRAWING TITLE

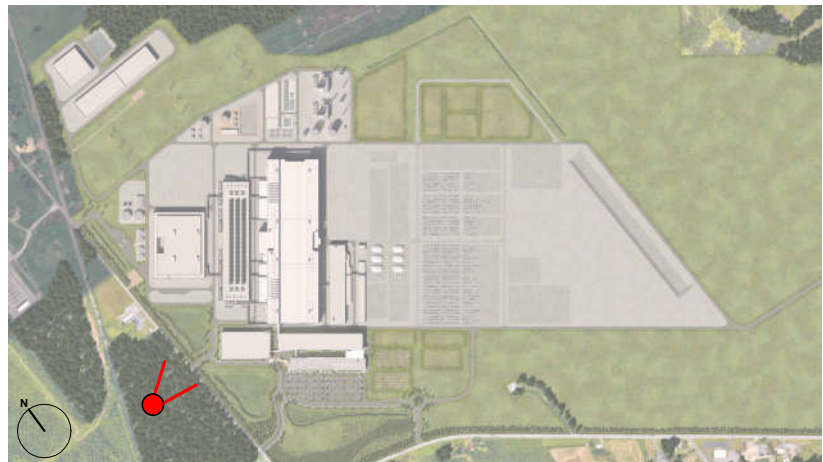
000 - SITE - ARCHITECTURE  
SITE PLAN APPROVAL  
OVERALL PLAN  
ALL PHASES

DESIGNED	AF	DRAWN	KL	CHECKED	RK
DATE	JOB NO	C2339419	SCALE	NONE	
DRAWING NO	PMT_B000_A0_0111				REV
MOOR. NAME					0
	PERMIT DRAWINGS NOT FOR CONSTRUCTION		SHEET		SIZE: D0





## An aerial perspective rendering of a proposed industrial facility. The complex features several large, light-colored rectangular buildings, likely for storage or processing. To the left, there are several large, cylindrical storage tanks. The facility is surrounded by green fields and trees, with a road network visible. A large parking lot is situated to the right of the main buildings. The rendering shows the layout of the site, including access roads and landscaping.



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www.Jacobs.com

Jacobs

CONTRACTOR

PROJECT ADDRESS

SCALE BAR

THIS BAR SHOULD MEASURE 1" WHEN PLOTTED TO SCALE

KEY PLAN

N

1

4

8

12

16

20B

2

5

9

13

17

20A

3

6

10

14

18

19

7

11

15

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ARCHITECT / ENGINEER

JACOB RAKETCH

LICENSE NUMBER

33208 EXP 04/30/2026

STAMP

REGISTERED ARCHITECT

JACOB RAKETCH

STATE OF NEW YORK

033209

EXPIRES 04/30/2026





Now or Former  
Property of  
Onondaga County  
Development Agency  
Tax Parcel No. 046

SITE PLAN





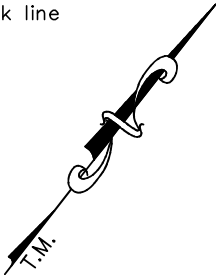


NOTES:

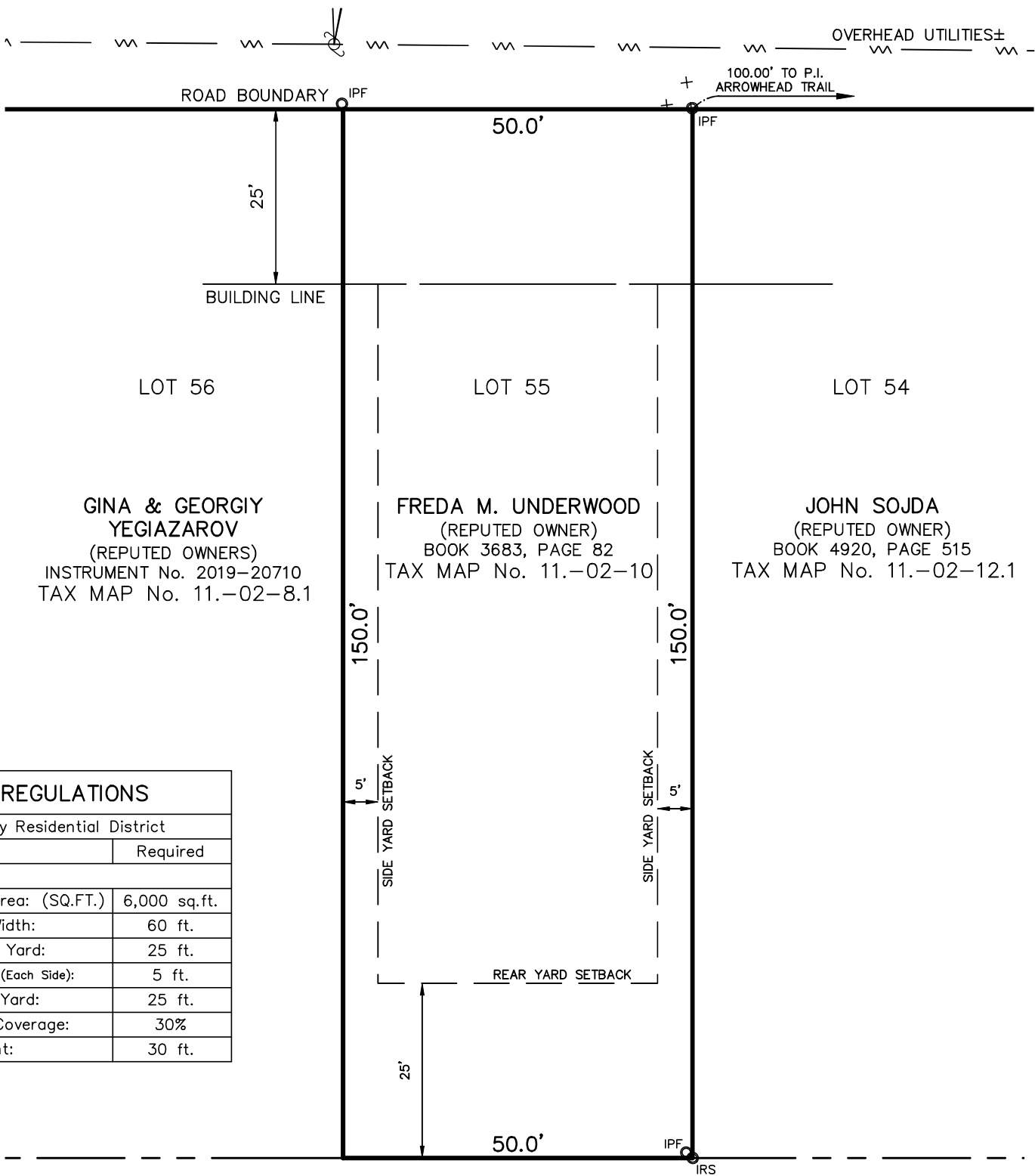
Total area: 7,500± sq.ft.  
Present Zone: R-1 One-Family Residential District  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.  
The premises shown 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. 36067C0088F, Effective date: November 4, 2016.  
Tax Map No. 11.-02-10

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe found 8/2025
- indicates iron rod set 10/2016
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates setback line



ELMCREST ROAD  
(HIAWATHA AVENUE PER TRACT MAP)  
(BOOK 1011, PAGE 547)



ZONING REGULATIONS		
R-1 One-Family Residential District		
		Required
Lot Requirements		
Minimum Lot Area: (SQ.FT.)	6,000 sq.ft.	
Minimum Lot Width:	60 ft.	
Minimum Front Yard:	25 ft.	
Minimum Side Yard (Each Side):	5 ft.	
Minimum Rear Yard:	25 ft.	
Maximum Lot Coverage:	30%	
Maximum Height:	30 ft.	

Z-25-275

VARIANCE REQUESTED:

Applicant asks to allow a Minimum Lot Width of 50 ft. § 235-7D.(2) states that the Minimum Lot Width is 60 ft.

\\RSERVER\Civil 3D Projects\ONONDAGA COUNTY\TRACTS\ELM CREST\dwg\LOT 55 ELMCREST.dwg

TRACT MAP	
BY:	H.R. STARBIRD
DATE FILED:	JULY 12, 1932
MAP NO.	2361
PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.	
TO:	
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.	
N.Y.S. LICENSED LAND SURVEYOR	

VARIANCE MAP LOT No. 55 ELM CREST PART OF LOT No. 57 TOWN OF SALINA ONONDAGA COUNTY , NEW YORK	
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212 PHONE: (315) 457-7200; FAX: (315) 457-9251 EMAIL: mail@romanspc.com	
DATE:	AUGUST 1, 2025
SCALE:	1" = 20'
FILE:	12882.004
FB:	1740

Subject to any statement of facts an accurate and up to date abstract of title will show.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.







PLOT DATE: 8/26/2025 9:44 AM

