



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

MEETING MINUTES

November 25, 2025

I. ATTENDANCE

The meeting was held in the conference room of the Onondaga County Department of Planning, 335 Montgomery Street, Syracuse, NY 13202.

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
Marty Voss	Troy Waffner	
Mike LaFlair	Rachel Woods	
Renee Dellas	Robin Coon	
Marty Masterpole		
Don Radke		

II. CALL TO ORDER

The meeting was called to order at 11:02 AM on November 25, 2025.

III. APPROVAL OF MINUTES

Minutes from November 5, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

IV. OTHER BUSINESS

Marty Voss opened the elections of the Chairperson and Vice Chairperson. Marty Masterpole made a motion to nominate Marty Voss for the position of Onondaga County Planning Board Chairperson. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes. Marty Voss made a motion to nominate Mike LaFlair for the position of Onondaga County Planning Board Vice Chairperson. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Marty Voss reviewed potential changes to the Rules of Procedure and Referral Policy. Don Radke made a motion to approve the changes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Marty Voss delegated Troy Waffner as the Onondaga County Planning Board representative to the SMTA Policy Committee.

Mike LaFlair made a motion to accept the revised 2026 OCPB Meeting Calendar. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Rachel Woods reviewed the NYS Law requirement that Planning Board members are responsible for 4 hours of annual training. The annual Onondaga County Planning Federation Symposium will be held on March 19, 2026.

V. ACTIONS ON GML SECTION 239 REFERRALS TO THE COUNTY PLANNING BOARD

Board members reviewed and voted on the municipal referral cases attached.

Summary

S-25-41	CSyrPB	<i>No Position With Comment</i>
S-25-42	TClaPB	<i>No Position</i>
S-25-43	CSyrPB	<i>No Position With Comment</i>
Z-25-334	TClaPB	<i>Modification</i>
Z-25-335	TSalTB	<i>No Position</i>
Z-25-336	TSalTB	<i>No Position</i>
Z-25-337	TSalTB	<i>No Position</i>
Z-25-338	TSalTB	<i>Modification</i>
Z-25-339	TCicPB	<i>Modification</i>
Z-25-340	TDewTB	<i>No Position With Comment</i>
Z-25-342	CSyrPB	<i>No Position</i>
Z-25-343	CSyrPB	<i>No Position</i>
Z-25-346	TClaPB	<i>Modification</i>
Z-25-347	TSalZBA	<i>Modification</i>
Z-25-348	TSalZBA	<i>Modification</i>
Z-25-349	CSyrPB	<i>Modification</i>
Z-25-350	CSyrPB	<i>No Position</i>
Z-25-351	TOtiTB	<i>No Position With Comment</i>
Z-25-352	TOtiTB	<i>No Position With Comment</i>
Z-25-353	CSyrPB	<i>Modification</i>
Z-25-354	TFabPB	<i>No Position</i>
Z-25-355	TFabPB	<i>No Position</i>

VI. ADMINISTRATIVE & INFORMAL REVIEWS

Staff notified the Board that the following administrative reviews were completed.

Summary

S-25-40	CSyrPB	<i>No Position</i>
Z-25-341	CSyrPB	<i>No Position</i>
Z-25-344	CSyrPB	<i>Modification</i>
Z-25-345	CSyrPB	<i>Modification</i>

VII. ADJOURNMENT

The meeting adjourned at 11:45 AM.

Onondaga County Planning Board

Rules of Procedure & Referral Policy
2025

Adopted DRAFT:

November 25,

The Onondaga County Planning Board, hereinafter called the “Board”, is established and vested with the powers and duties set forth in the Onondaga County Charter and Administrative Code. The Board shall be governed by the provisions of all applicable statutes, the Onondaga County Charter and Administrative Code, local laws, ordinances, and these rules.

Article I. Article I. Membership

Membership of the Board shall consist of seven (7) voting members: five (5) members appointed by the County Executive and confirmed by the Legislature; and two (2) ex officio members – Commissioner of the Department of Transportation and the County Comptroller.

Section 1.01 Section 1.01 Terms

~~Appointed Board members shall be limited to two (2) consecutive terms. Each term shall consist of three (3) years.~~

The five (5) appointed members shall serve three (3) year terms. The two (2) ex officio members, the Commissioner of the Department of Transportation and the County Comptroller, shall serve for the duration of their respective elected terms of office

Appointed Board members shall be limited to serving two (2) consecutive full three-year terms. Partial terms shall not count toward the maximum number of terms served. No person who has served two (2) consecutive full three-year terms shall be eligible for reappointment to any subsequent term, except after an interval of at least three years.

All members shall continue to hold office until their successors are appointed. Vacancies shall be filled in the manner provided for original appointments for the balance of the unexpired term.

Section 1.02 Section 1.02 Required Training

All Board members are required to receive four (4) hours of training each year in accordance with New York State General Municipal Law §239-c. The Director of the Onondaga County Department of Planning, hereinafter called “OCDOP”, shall establish a list of eligible training and is authorized to approve such unlisted training programs determined to be of equivalent value in his/her sole discretion, subject to County Executive approval.

Article II. Article II. Officers & Duties

The executive officers of the Board shall be the Chair and Vice-Chair. The Director of OCDOP shall serve as Secretary to the Board, without vote.

Section 2.01 Section 2.01 Chair

The Board shall elect annually at the Organizational Meeting its Chair, who shall preside at all meetings and hearings of the Board, decide on all points of order or procedure, appoint all committees and shall be the Board's spokesperson.

Section 2.02 Section 2.02 Vice-Chair

At each Organizational Meeting, the Board will elect a Vice-Chair who shall serve in the absence of the Chair and in such other capacity as the Chair may delegate.

Section 2.03 Section 2.03 Secretary

The Secretary shall be responsible for keeping all records, conducting all correspondence and supervising the clerical work of the Board, consistent with best practices and applicable New York State and County laws, rules, regulations, and policies. The Secretary shall prepare the agenda for each meeting, and serve notice of all hearings and public meetings.

Article III. Article III. Meetings

All Board meetings shall be open to the public and subject to the provisions of New York State Open Meetings Law (Public Officers Law, Article 7).

Section 3.01 Section 3.01 Regular Meetings

The Board shall establish an annual schedule of regular Board meetings.

Whenever there is no pertinent business to be considered at a regular Board meeting or if it becomes apparent that a quorum will not occur, the Secretary at the direction of the Chair may cancel or reschedule such meeting and shall provide each Board member as much prior notice thereof as possible.

Section 3.02 Section 3.02 Special Meetings

Special meetings may be called by the Chair, or by the Secretary upon request of at least two (2) Board members, and on at least three (3) days" notice given to each Board member.

Section 3.03 Section 3.03 Organizational Meeting

An Organizational Meeting shall be held each calendar year with additional business to include election of officers, a review of the Rules of Procedure & Referral Policy, and confirmation of any delegations. The Board shall approve a calendar of meetings for the coming year, including the Organizational Meeting.

Section 3.04 Section 3.04 Quorum

No action shall be taken by the Board in the absence of a quorum. A quorum shall consist of a majority of the voting members of the Board, i.e. a minimum of four (4) members.

Section 3.05 Section 3.05 Voting

All voting matters before the Board shall be decided in the affirmative or negative by a majority vote of the full Board, i.e. a minimum of four (4) members. Board members shall not vote on any

matter for which they are not thoroughly acquainted with the facts and evidence thereof, or on any matter in which they may have a financial or other conflict of interest. Board members shall leave the meeting for any items requiring their recusal.

Article IV. Statutory Responsibilities

Section 4.01 Land Use Decision Reviews

In accordance with New York State General Municipal Law Article 12-B, the Board, or Director of OCDOP to the extent so delegated herein, shall review City, Town and Village applications for land use decisions within Onondaga County, excepting those actions identified in an exemption agreement between the County and a referring body.

(a) Administrative Review

The Board finds certain actions subject to referral under New York State General Municipal Law §§239-m and n to be routine in nature with minimal and well understood intercommunity and/or county-wide concerns, and delegates review of said actions to the Director of OCDOP. Notification of such determination shall be provided to the referring body.

(i) Actions

The following actions are hereby delegated to administrative review:

- Area variances
- Subdivisions, involving:
 - a combination of lots;
 - lot line adjustments;
 - creation of up to 5 lots; or
 - creation of any number of lots, where each resulting lot is 10 acres or more.
- Site plans and special permits, involving:
 - ~~Eco~~-location of telecommunication equipment and accessories on existing towers and structures or within prior established project boundaries;
 - ~~Facade~~façade or, interior ~~or exterior~~ building modifications, not affecting square footage;
 - ~~Minor~~minor changes to an existing parking area not affecting square footage (restriping, installation of EV chargers, addition of up to three (3) spaces);
 - ~~Exterior changes limited to site~~ fencing;
 - ~~A-a~~ change of tenant in an existing building (no other site changes);
 - ~~Residential~~residential accessory structures;
 - ~~Commercial~~commercial accessory structures (up to 1,000 sf);
 - ~~On~~on-premises signs and off-premises signs; or
 - ~~Residential~~residential accessory uses, including but not limited to dwelling units and home occupations.

- Zoning amendments, involving:
 - administration and fees;
 - interpretations of language; or
 - moratoriums, and extensions thereto.

(ii) Concurrent Actions

Any action subject to administrative review, excepting area variances, that is directly related to, and received concurrently or contemporaneously with, another referral requiring Board review shall also be subject to Board review.

(iii) Requirements

Administrative reviews shall be performed in accordance with all applicable requirements of New York State General Municipal Law §§239-l, m, and n.

A schedule of all administrative review decisions shall be provided to the Board. At any time, the Director of OCDOP may refer an administrative decision to the Board for their consideration. If the Director of OCDOP finds it necessary to recommend disapproval of an administrative review action, it shall be referred to the Board for a final recommendation.

(iv) Exemption Agreements

Actions identified in an exemption agreement between the County and a referring body authorized by the Onondaga County Legislature per Resolution No. 182 of 1993 shall be delegated to administrative review in the event a referring body has not executed such an exemption agreement with Onondaga County.

(v) Continuity of Operations

Should a public health or safety emergency prevent the Board from being able to conduct meetings as scheduled or required, the Board can defer any case or cases to the Director of OCDOP for an administrative review decision. Deferring cases ~~for~~ to the Director of OCDOP for an administrative review will require a quorum of voting members of the Board to agree that such emergency conditions exist and which cases should be deferred for administrative review.

(b) Board Review

All other actions subject to referral under New York State General Municipal Law §§239-m and n shall be reviewed by the Board.

(c) State Environmental Quality Review Act (SEQR)

The Board hereby declares that it is not an “Involved Agency” as defined under the New York State Environmental Quality Review Act (SEQR) when making recommendations to a referring body pursuant to New York State General Municipal Law Article 12-B.

(d) Full Statement

It is important that the Board becomes knowledgeable of facts and evidence before it renders a decision on a referral. For this reason, the thirty (30) day statutory review period shall not commence until the Secretary of the Board has received a full statement regarding the referral from the applicable referring body. A full statement shall include the “full statement of such proposed action” as defined in New York State General Municipal Law §239-m(1)(c) and a ‘Referral Notice’ form completed by an official representing the referring body.

In the event that the Board fails to act on a referral within the statutory review period, or such longer period as may be agreed upon by the Board and referring body, the referring body may take final action on the proposed action without a Board report. However, any Board report received after the thirty (30) day statutory review period, or such longer period as may have been agreed upon, but two (2) or more days prior to final action by the referring body, shall be considered as having been received within said statutory period, as such may have been extended by mutual agreement.

Section 4.02 Comprehensive Plan

Per the Onondaga County Charter and Administrative Code and as provided in New York State General Municipal Law §239-c, the Director of OCDOP shall prepare, maintain, and periodically update a county comprehensive plan. The Board will utilize the comprehensive plan and other county planning products such as the Capital Improvement Plan as the principle, but not sole, basis for review of submittals for assessment of inter-community and county-wide impacts.

Section 4.03 Right-of-Way Designations

The Board shall administer Local Law No. 5 – 1972 of Onondaga County.

Section 4.04 Capital Budget Review

The Board shall annually review the proposed capital budget, the Capital Improvement Plan.

Article V. Amendments

These rules may be amended by an affirmative vote of the Board, such vote consistent with Article III, Section 3.05. A copy of any proposed amendment shall be provided to each Board member at least three (3) days prior to the Board meeting at which such vote is to be taken.

Article VI. Enactment

These rules were reviewed and adopted by unanimous vote at their meeting of January 15, 2025November 25, 2025.



Onondaga County Planning Board

J. Ryan McMahon, II
County Executive

ONONDAGA COUNTY PLANNING BOARD 2026 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, December 26, 2025	Wednesday, January 7, 2026	Friday, July 3, 2026	Wednesday, July 15, 2026
Friday, January 16, 2026	Wednesday, January 28, 2026	Friday, July 24, 2026	Wednesday, August 5, 2026
Friday, February 6, 2026	Wednesday, February 18, 2026	Friday, August 14, 2026	Wednesday, August 26, 2026
Friday, February 27, 2026	Wednesday, March 11, 2026	Friday, September 4, 2026	Wednesday, September 16, 2026
Friday, March 20, 2026	Wednesday, April 1, 2026	Friday, September 25, 2026	Wednesday, October 7, 2026
Friday, April 10, 2026	Wednesday, April 22, 2026	Friday, October 16, 2026	Wednesday, October 28, 2026
Friday, May 1, 2026	Wednesday, May 13, 2026	Friday, November 6, 2026	*Wednesday, November 18, 2026
Friday, May 22, 2026	Wednesday, June 3, 2026	Friday, November 27, 2026	Wednesday, December 9, 2026
Friday, June 12, 2026	Wednesday, July 24, 2026	Friday, December 18, 2026	Wednesday, December 30, 2026

*Annual Organizational Meeting

MEETINGS ARE HELD AT 11:00 A.M. AT THE
ONONDAGA COUNTY DEPARTMENT OF PLANNING CONFERENCE ROOM
335 MONTGOMERY STREET, 1ST FLOOR

Meeting times and locations may change

Consult the OCPB website for updates at <http://www.ongov.net/planning/ocpbmeetings.html>

The following items are required for a referral to be considered complete:

1. A fully completed Referral Notice prepared by an appropriate municipal official.
2. A copy of a local application as required by the referring municipal board.
3. A survey, site plan and/or subdivision plan.
4. A completed SEQR Environmental Assessment Form (EAF) and related materials.
5. Any additional information that would facilitate review of the proposed action, such as meeting minutes, other submission materials, etc.

Please submit all referral items in one package. The 30-day review period will not begin until the Onondaga County Planning Board has received a complete referral, as listed above. The Onondaga County Planning Board will act within 30 days of receipt unless a time extension beyond 30 days is agreed upon by the Onondaga County Planning Board and the referring municipal board.

Onondaga County Planning Board Members

Marty Voss, Chair
Kevin Casserino
Craig Dennis
Don Radke

Michael LaFlair, Vice Chair
Renee Dellas
Marty Masterpole

11/13/25

OCPB Case # S-25-41

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Specialty Properties, LLC for the property located at 1201-1203, 1207 & 1215 West Genesee Street; and

WHEREAS, 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 Harbor Brook, a county-owned drainage channel, and

WHEREAS, The applicant is proposing to combine three parcels into one new lot, New Lot 4A (0.93 acres), in a Mixed-Use Transition (MX-3) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed subdivision, but offers the following requirement and comment regarding the proposed development of the site:

1. The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.
2. Every municipal review provides the opportunity to improve community appearance, and the City and applicant are encouraged to add landscaping and other natural screening along the rear of the site to buffer residential properties.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: S-25-41
Type of Action: PRELIMINARY SUBDIVI
Applicant: Specialty Properties, LLC
Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

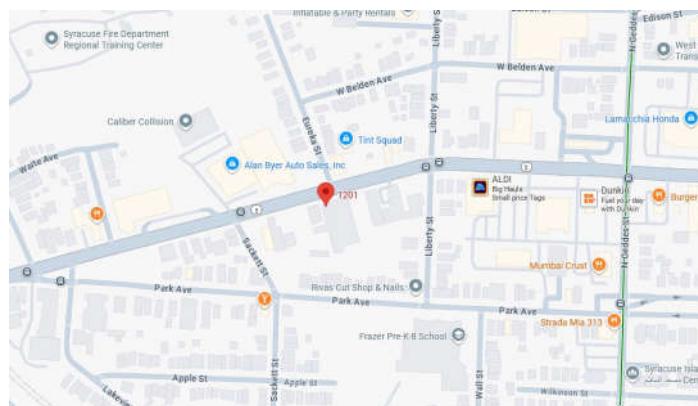
Related Cases: Z-25-349
Referring Board: City of Syracuse Planning Commission
Located: at 1201-1203, 1207 & 1215 West Genesee Street
Tax Map Id: 108.2-06-04.0, 108.2-06-05.0,

JURISDICTION:

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 Harbor Brook, a county-owned drainage channel

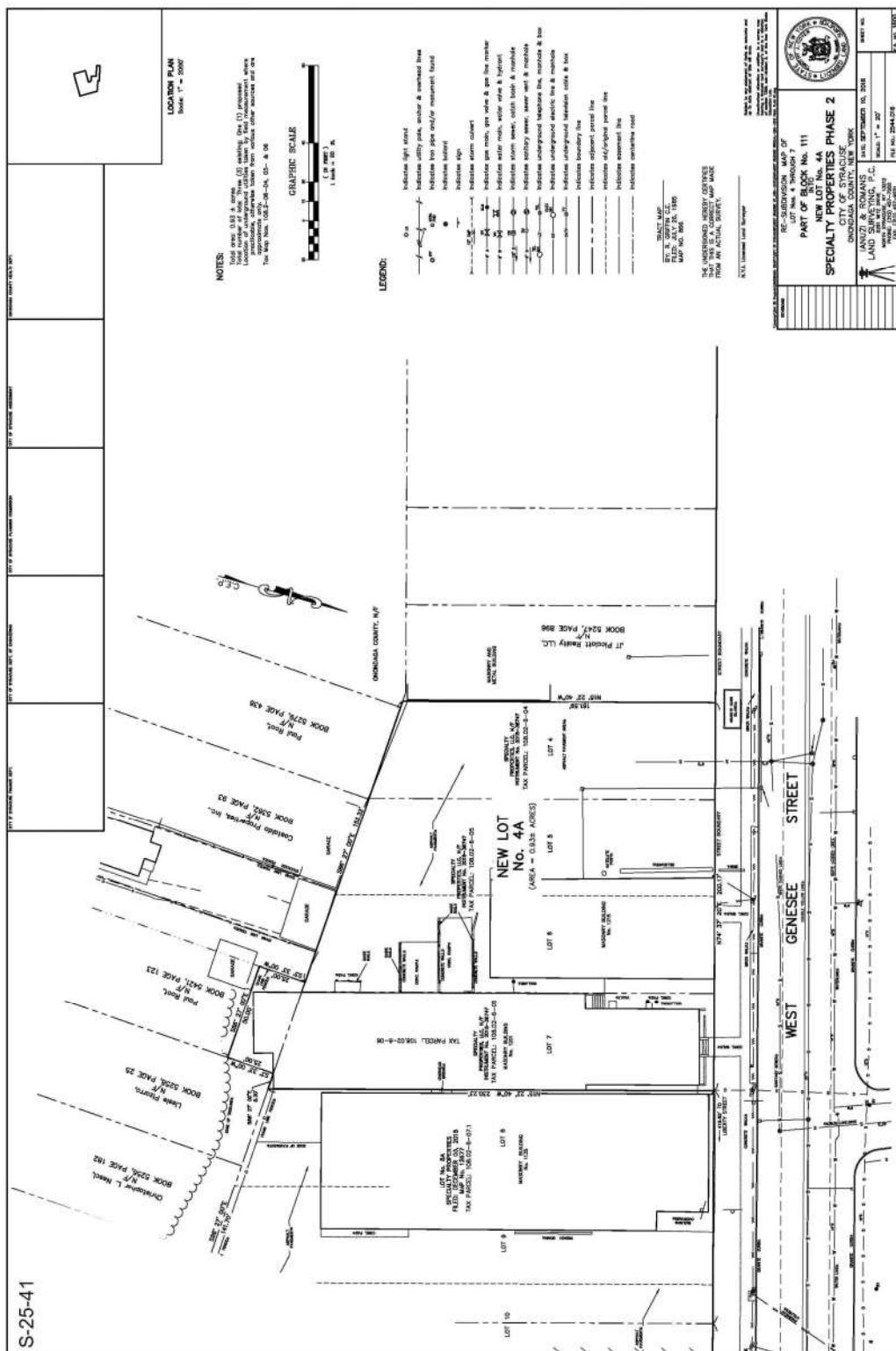
Summary:

The applicant is proposing to combine three parcels into one new lot, New Lot 4A (0.93 acres), in a Mixed-Use Transition (MX-3) zoning district



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	The applicant is proposing to combine three parcels into one new lot, New Lot 4 (0.93 acres), in a Mixed-Use Transition (MX-3) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-349) for this proposed development.
Nearby Uses/Setting:	The site is located in the commercial corridor of West Genesee Street, west of downtown Syracuse. Nearby uses include multiple auto dealerships and auto service centers, a funeral home, grocery store, and retail.
Existing Site Layout:	The site is comprised of three parcels along West Genesee Street. The eastern parcel contains a building that covers most of the lot, the middle parcel contains single-story building and parking lot, and per aerial imagery, the western parcel entirely covered by asphalt.
Proposed Site Layout:	Per the Resubdivision Map of Lot Nos. 4 through 7, Specialty Properties Phase the applicant is proposing combination of the three parcels comprising the site into New Lot 4A (0.93 acres).
Project Detail:	The applicant is proposing demolition of the existing buildings, removal of existing asphalt, and construction of a two-story commercial building. Per the Site Layout Plan dated 10/30/25, the proposed 6,800 sf retail building will be constructed along West Genesee Street in the northeast corner of the site and a 55-space parking will be constructed along the side and rear of the building. The referral materials show the building will be utilized by three tenants, but does not specify the type of businesses to be located there. 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.
Access:	The applicant proposes construction of a new driveway to West Genesee Street city street.
Landscaping:	Per the Landscape Plan dated 10/03/25, green space and plantings will be installed along the West Genesee Street frontage, around the perimeter of the site, and in two planting islands within the parking lot. Specifically, plantings will be installed along the western boundary between the site and the adjacent commercial site. Landscape Plan depicts a chain-link fence between the rear of the site and adjacent residential where a landscape strip will be installed, but no shrubbery or other screening is depicted in that location.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/31/25, 0.9 acres of the site will be disturbed by the proposed project and "stormwater will be managed on site per City of Syracuse stormwater requirements and discharged to storm sewer." Per the referral materials, it appears the proposal may result in an increase in permeable surfaces on site. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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 Environment Conservation prior to municipal approval.

Drinking Water: A new connection to City public drinking water is proposed to serve the new buil

Wastewater: A new connection to the public sewers is proposed. The site is located in the Metropolitan Wastewater Plant service area. Per GIS Mapping, county-owned sewer infrastructure crosses the western parcel. The sewer line and related easement are not depicted in the referral materials.

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.htm>

Watersheds: The site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this .

Historic Resources: 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: NYS regulations require the applicant and/or municipality 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.

Other: The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the NY Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # S-25-42

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Micron NY Semiconductor Mfg., LLC for the property located at 5171 State Route 31; and

WHEREAS, 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 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 is proposing to combine 34 parcels to create a new parcel containing approximately 819 acres, in Industrial 2 (I-2) and Residential Agricultural (R-A) zoning districts, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: S-25-42

Related Cases:

Type of Action: PRELIMINARY SUBDIVI

Referring Board: Town of Clay Planning Board

Date Received: 11/17/2025

Located: at 5171 State Route 31

30-Day Deadline: 12/17/2025

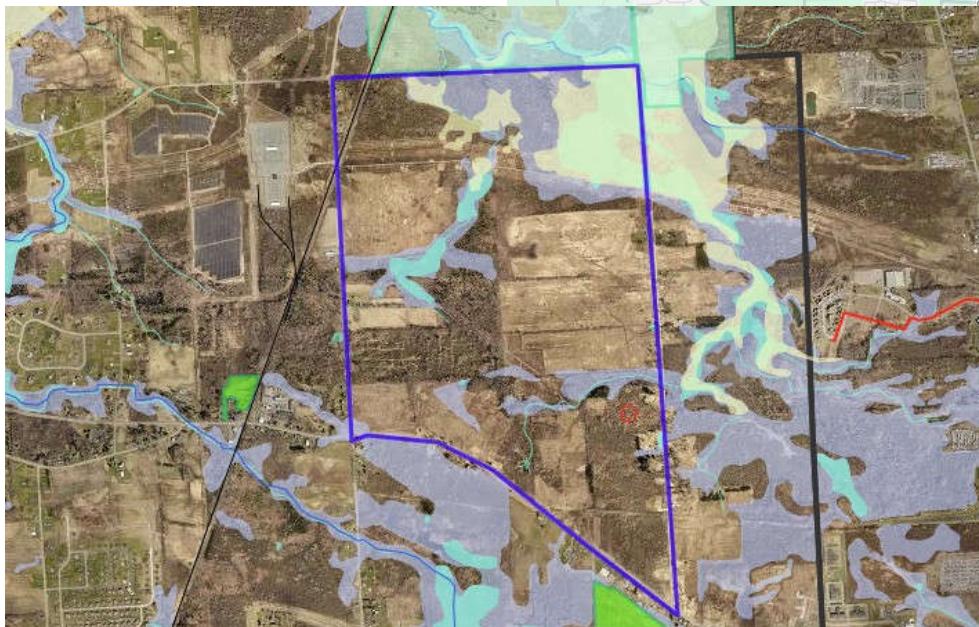
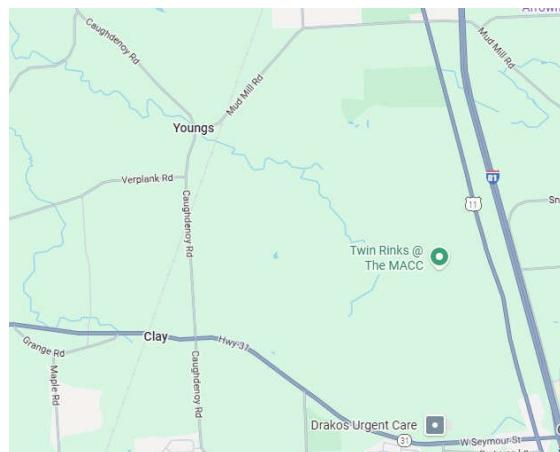
Tax Map Id: multiple

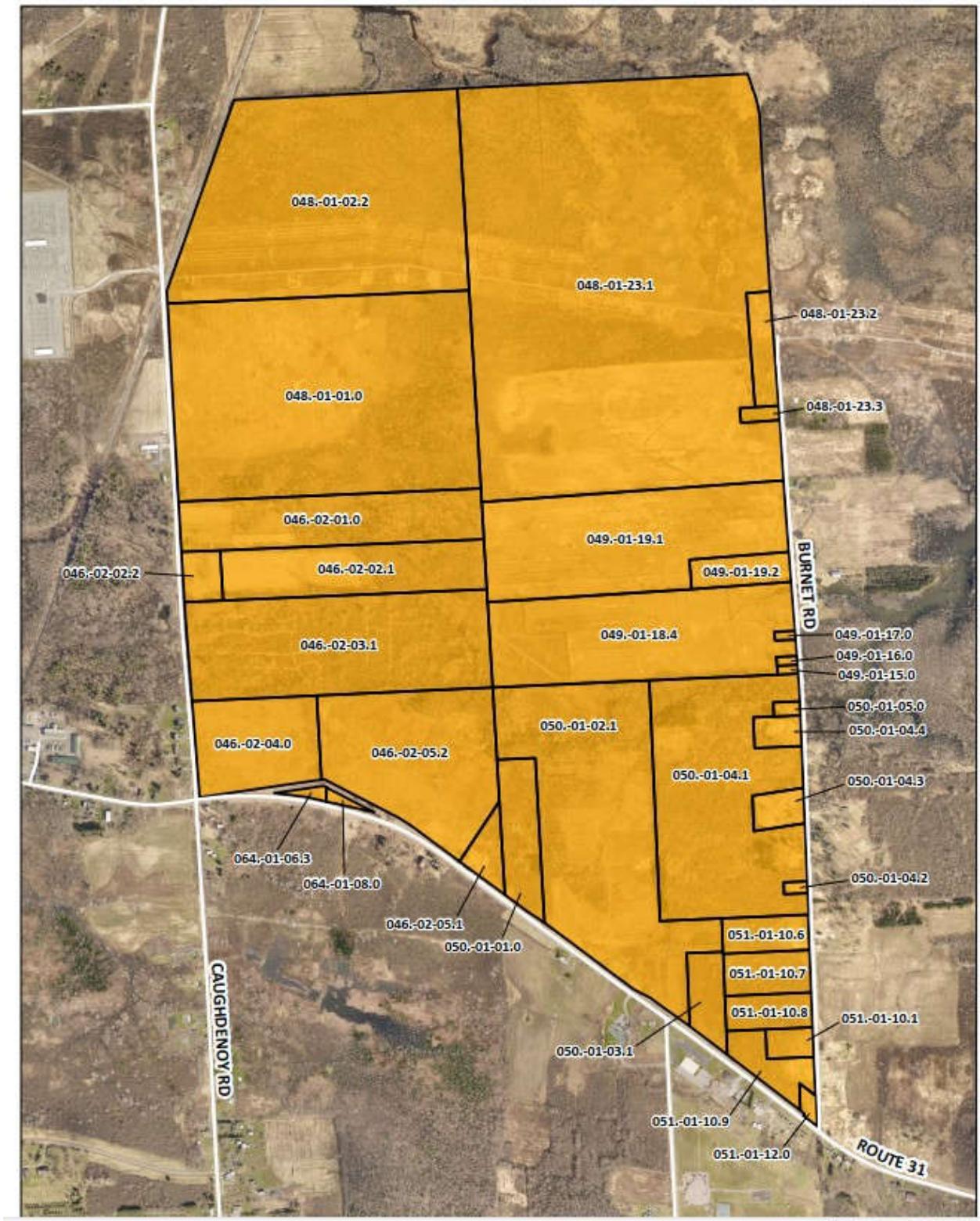
JURISDICTION:

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 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

Summary:

The applicant is proposing to combine 34 parcels to create a new parcel containing approximately 819 acres, in Industrial 2 (I-2) and Residential Agricultural (R-A) zoning districts





STAFF REVIEW:

Description:	Micron Semiconductor Manufacturing LLC is seeking to combine 34 parcels tota approximately 819 acres into a single parcel, to facilitate construction of the proposed 4.8 million square foot semiconductor manufacturing facility.
Past Board Reviews:	The Board recently reviewed four cases related to the Micron project - a Site Plan (Z-25-290) and Variance (Z-25-291) referral for the manufacturing facility, and a Site Plan (Z-25-292) and Variances (Z-25-293) for an associated rail spur project across Caughdenoy Road from the Micron site. The Board has also reviewed t local laws and a zone change referral related to the White Pine Commerce Park 24-258, Z-25-50, Z-23-158).
Location:	34 largely vacant parcels are to be combined. Parcels are located within a contiguous area bound by NYS Route 31, Caughdenoy Road, Burnet Road, and extending just north of a National Grid corridor running through the property.
Current Zoning:	The referral form indicates the zoning of the parcels is a mix of Industrial 2 (I-2) Residential Agricultural (R-A) zoning districts. The Town is currently considering rezoning application so that all parcels shall be zoned I-2.
Project Detail:	<p>The Board reviewed and recommended Approval for plans for buildout of the Micron facility within its September review of Site Plan and Variance referrals for project. The prior review included information from the Draft Environmental Impact Statement, which has since been finalized and accepted by the Onondaga County Industrial Development Agency.</p> <p>The Board advised in its recommendation that the applicant continue to coordinate with permitting agencies, utilities and the Town of Clay regarding outstanding permitting, infrastructure coordination, and environmental review processes.</p>
Easements:	The Subdivision Plan (9/30/2025) shows multiple easements on the site. A 99'-wide Onondaga County Water Authority easement crosses the southern portion of the site, to remain. A former location of NYS Route 31, rerouted in 1942, is shown, notes on potential deed rights related thereto. A 300'-wide major National Grid electric transmission corridor/easement crosses the northern portion of the site.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # S-25-43

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of 700 Out Parcel, LLC for the property located at 201 South Crouse Avenue and 1010 East Washington Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility, and

WHEREAS, The applicant is proposing to combine two parcels to create new Lot 33B (25,254 sf) in an Urban Core (MX-4) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed resubdivision, but offers the following requirement regarding the proposed development of the site:

The New York State Department of Transportation requires the applicant to coordinate with Interstate-81 project team. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: S-25-43

Related Cases: Z-25-353

Type of Action: PRELIMINARY SUBDIVI

Applicant: 700 Out Parcel, LLC

Referring Board: City of Syracuse Planning
Commission

Date Received: 11/17/2025

30-Day Deadline: 12/17/2025

Located: at 201 South Crouse Avenue
and 1010 East Washington

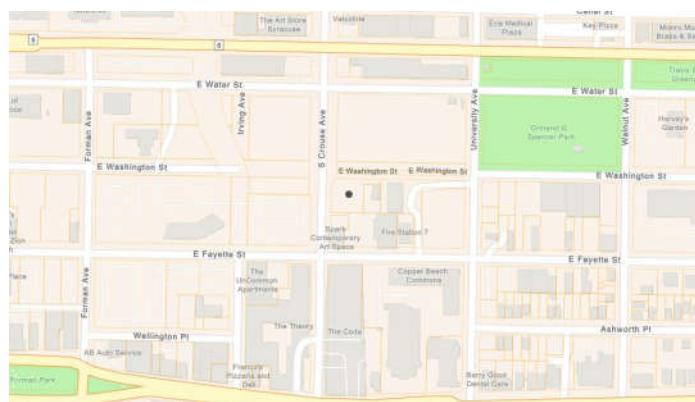
Tax Map Id: 030.-23-01.3, 030.-23-02.0

JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility

Summary:

The applicant is proposing to combine two parcels to create new Lot 33B (25,254 sf) in an Urban Core (MX-4) zoning district



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025

STAFF REVIEW:

Description:	The applicant is proposing to combine two parcels to create new Lot 33B (25,25 sf) in an Urban Core (MX-4) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-353) to develop the site.
Nearby Uses/Setting:	The site is located in a transitional area on the east side of downtown Syracuse between downtown, Syracuse University and Erie Boulevard East. Nearby uses include apartment buildings, university buildings, parking lots, and commercial u
Existing Site Layout:	The site contains a building at the rear (northeast corner) of the site. The remainder of the site is covered by lawn and trees.
Project Detail:	The applicant is proposing construction of a new 5-story apartment building containing 88 studio apartments along with preservation and renovation of the existing building. Per the Site Layout Plan dated 10/24/25, the proposed apartment building will be located along the southern site boundary. The existing building will be renovated into an amenity space containing meeting rooms, gathering space and management office.
Project Detail:	Per Final Plan New Lot 33B, the applicant is proposing to combine the two parcels into New Lot 33B (0.58 acres).
(cont'd):	Per the NYS Department of Transportation (NYSDOT), the project is within the I-81 Viaduct Project Contract boundaries. The project plans note right-of-way, curbing and sidewalks along South Crouse Avenue will be coordinated with NYSDOT.
Historic Resources:	The site contains a Local Protected Site (Ignatius Fiesinger House) and the proposed development will be reviewed by the Syracuse Landmark Preservation Board.
Access:	The site has frontage along South Crouse Avenue and a section of East Washington Street closed to automobiles. The proposed development will have driveway access from South Crouse Avenue.
Landscaping:	Per the Landscaping Plan dated 10/24/25, shrubs and plantings will be installed around the buildings and parking lots along with the installation of four trees.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.52 acres of the site will be disturbed by the proposed project. Per the Grading & Drainage Plan dated 10/24/25, stormwater infrastructure will be installed beneath the proposed parking lot.
Drinking Water:	A new connection to City public drinking water is proposed to serve the new building. The apartment building will result in an increase in demand.
Wastewater:	A new connection to the public sewers is proposed to serve the apartment building. The site is located in the Metropolitan Wastewater Treatment Plant Service area.

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

Other: The project is within 2,000 feet of multiple sites (IDs: B00003, C734111, V00502, C734167) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-334

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Cheryl D. White / Clay Equestrian Center for the property located at 9605 Black Creek 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 Black Creek Road (Route 239), a county highway, and

WHEREAS, The applicant is proposing construction of a 30,000 sf equestrian center on an 87.89-acre parcel in a Residential Agricultural (RA-100) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department Bureau of Public Health Engineering requires acceptance or approval of any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The Onondaga County Department of Transportation requires the applicant to coordinate Black Creek Road access plans with them. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-334
Type of Action: SITE PLAN
Applicant: Cheryl D. White / Clay Eq

Related Cases:
Referring Board: Town of Clay Planning Board

Date Received: 10/30/2025
30-Day Deadline: 11/29/2025

Located: at 9605 Black Creek Road
Tax Map Id: 036.-02-04.1

JURISDICTION:

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 Black Creek Road (Route 239), a county highway

Summary:

The applicant is proposing construction of a 30,000 sf equestrian center on an 87.89-acre parcel in a Residential Agricultural (RA-100) zoning district





STAFF REVIEW:

Description:	The applicant is proposing construction of a 30,000 sf equestrian center on an 87.89-acre parcel in a Residential Agricultural (RA-100) zoning district
Past Board Reviews:	The Board previously recommended Modification of a special permit referral (Z-156) for this proposed equestrian center. The Board advised the applicant to coordinate with the Onondaga County Health Department regarding septic approvals, to coordinate Black Creek Road access plans with the Onondaga Co Department of Transportation (OCDOT), and advising the applicant to have any federal and NYS jurisdictional wetlands delineated, the delineations confirmed by the U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYS DEC), and the delineated wetlands shown on the project plan
Location:	The site is located in a rural area of the Town characterized by low density residential and large parcels containing agriculture and wooded areas.
Existing Site Layout:	The site is vacant and contains fields in the northeast portion of the parcel, surrounded by woodlands. Adjacent parcels to the east are under the same ownership.
Proposed Site Layout:	Per the referral notice, the applicant is proposing construction of a 30,000 sf barn (Equestrian Center) for "equestrian boarding and training, including 18 to 20 horse stalls, two attached dwelling units for full-time staff use, and associated site improvements". Per the Site Plan Clay Equestrian Center dated 10/06/23, the proposed center will be constructed in the northeast corner of the site with the Equestrian Center to be constructed along the eastern site boundary with parking for trailers and guests to be located between the Equestrian Center and Black Creek Road. Six pasture areas will be located adjacent to the Equestrian Center covering a 276'x225' area. The Site Plan shows fences will encompass a significant portion of the northeast corner of the parcel, including the proposed Equestrian Center and pasture areas. Per the Site Plan, portions of the fence occur on the adjacent parcel to the east per aerial imagery, these portions appear to be existing. Pathways are shown connecting the Equestrian Center, pasture, and buildings located on the adjacent parcel. Per the Site & Utility Plan, some of the pathways will be constructed of stone dust and some from crushed stone pavement.
Access:	A new driveway to Black Creek Road, a county road, is proposed to serve the complex. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Black Creek Road must meet Department requirements.
Parking:	The Site Plan indicates spaces for six cars, but per the Statement of Development and Use, "parking facilities for up to 46 vehicles are provided". The Site & Utility Plan dated 10/13/25, shows a 40-space parking area in front of the building and a 6-space area is located adjacent to the rear of the Equestrian Center.

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/13/25, 5.2 acres of the site will be disturbed by the proposed project and the applicant will direct stormwater to an “existing farm ditch”. Per the Site & Utility Plan, a proposed dry swale will be located at the rear of the Equestrian Center and along the eastern parcel boundary.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water: Per the Site & Utility Plan, a well is proposed and will be located between the Equestrian Center and the pastures along with proposing connecting the Equestrian Center with public drinking water.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: Per the Site & Utility Plan, a proposed septic system is shown to the rear of the building.

Wetlands: GIS mapping shows a federally regulated Class C stream (ID 899-13 per EAF Mapper) crosses the site from the northwest to southeast. Per GIS mapping, NY wetlands occur in the wooded portion of the site in the approximate location of the Class C stream. The wetlands do not appear to be located in the general area of the proposed development, but the wetlands and their boundaries are not indicated in the plans.

ADVISORY NOTE: Wetland regulations require the applicant 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.

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery, it appears that some trees 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-335

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Town Board at the request of Stephen Case for the property located at 425-427 Beechwood Avenue; 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 Old Liverpool Road (Route 137), a county highway, and

WHEREAS, Indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD), and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-335
Type of Action: SITE PLAN
Applicant: Stephen Case

Related Cases: Z-25-336 Z-25-337
Referring Board: Town of Salina Town Board

Date Received: 10/31/2025
30-Day Deadline: 11/30/2025

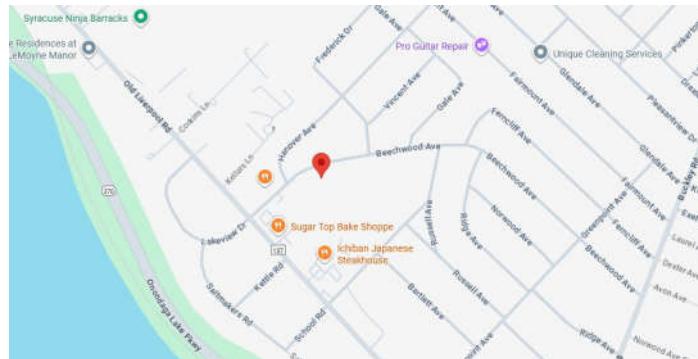
Located: at 425-427 Beechwood Avenue
Tax Map Id: 081.-01-28.0, 081.-01-05.0, 08

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway

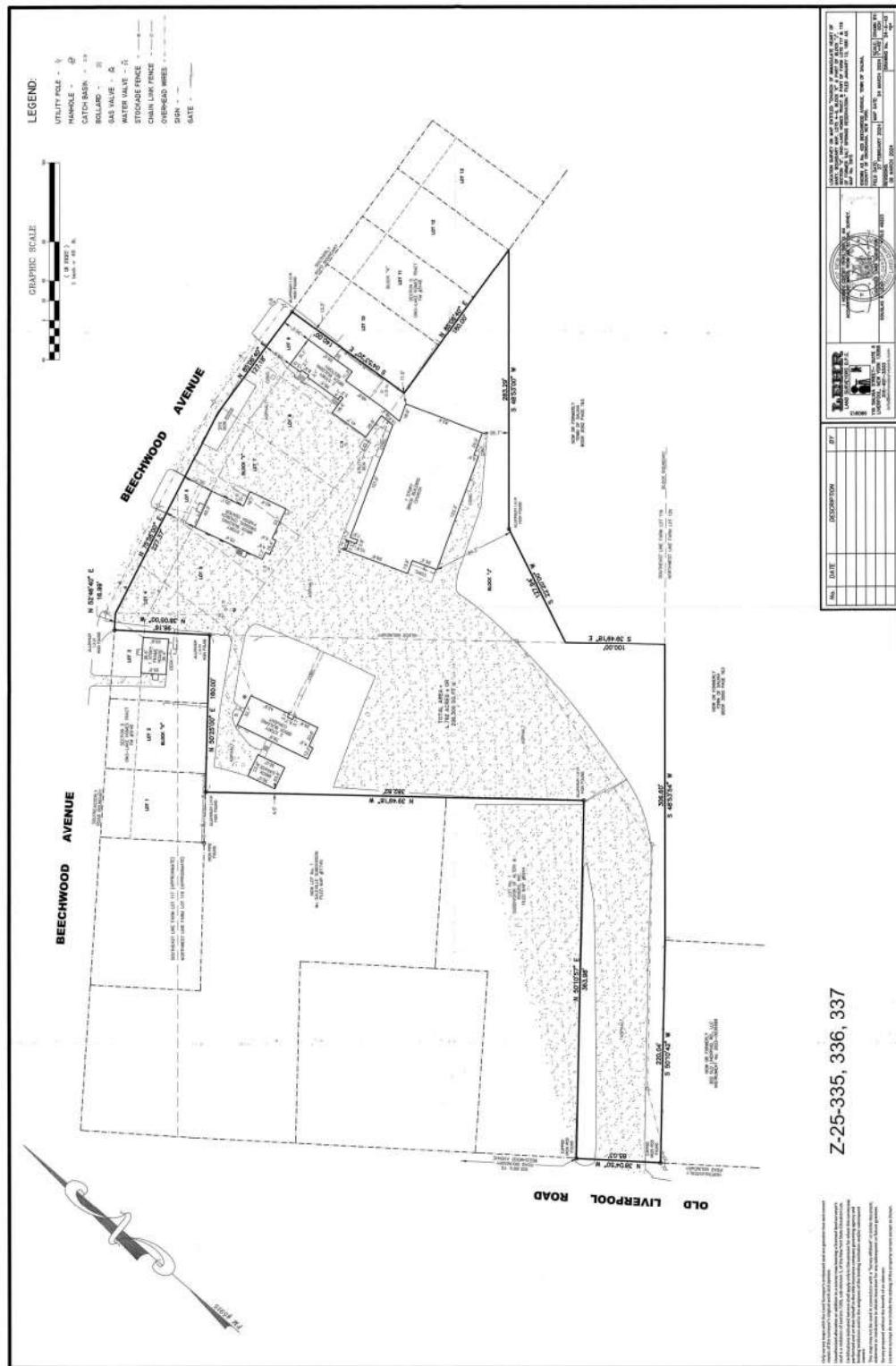
Summary:

Indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD)



ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	Indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Overlay (RROD)
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-289, 06-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing special permit and zone change referrals (Z 336, Z-25-337) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between the commercial land uses along Old Liverpool Road and residential neighborhoods. Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential (R-1) where churches are a permitted use to C-3, a Planned Commercial District and apply the Repurposing and Reuse Overlay (RROD). Town Code described the intent of C-3 is “to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve motoring public and which are generally compatible with each other.”</p> <p>The Town is also seeking to apply the RROD which has listed objectives including “encourage the reuse and repurposing of older commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit and “discourage singular use buildings developed as isolated islands within an expansive parking lot.”</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre site on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a rectory along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by asphalt parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as “an indoor recreational/athletic facility for basketball, wrestling, and similar activities” stating the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	<p>The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has a separate driveway to Old Liverpool Road (County Route 137).</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements.</p>
Drinking Water:	The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm
Historic Resources:	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 resources inventory (per EAF Mapper).
Plants/Animals:	The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).
Plants/Animals:	The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.
Other:	The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-336

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Town Board at the request of Stephen Case for the property located at 425-427 Beechwood Avenue; and

WHEREAS, 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 (Route 137), a county highway, and

WHEREAS, The applicant is requesting a special permit to establish an indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD), and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025

Case Number: Z-25-336
Type of Action: SPECIAL PERMIT
Applicant: Stephen Case

Related Cases: Z-25-335 Z-25-337

Date Received: 10/31/2025 **Located:** at 425-427 Beechwood Avenue
30-Day Deadline: 11/30/2025

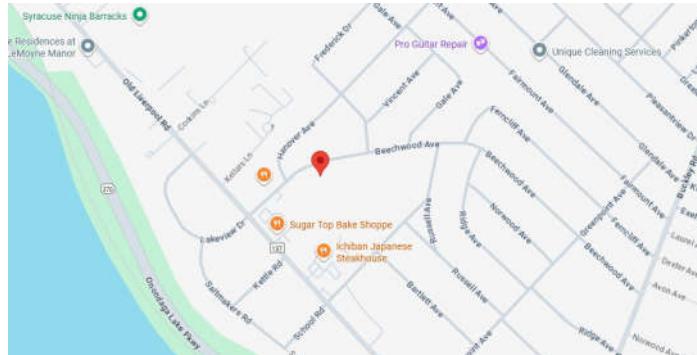
Tax Map Id: 081.-01-28.0, 081.-01-05.0, 08

JURISDICTION:

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 (Route 137), a county highway

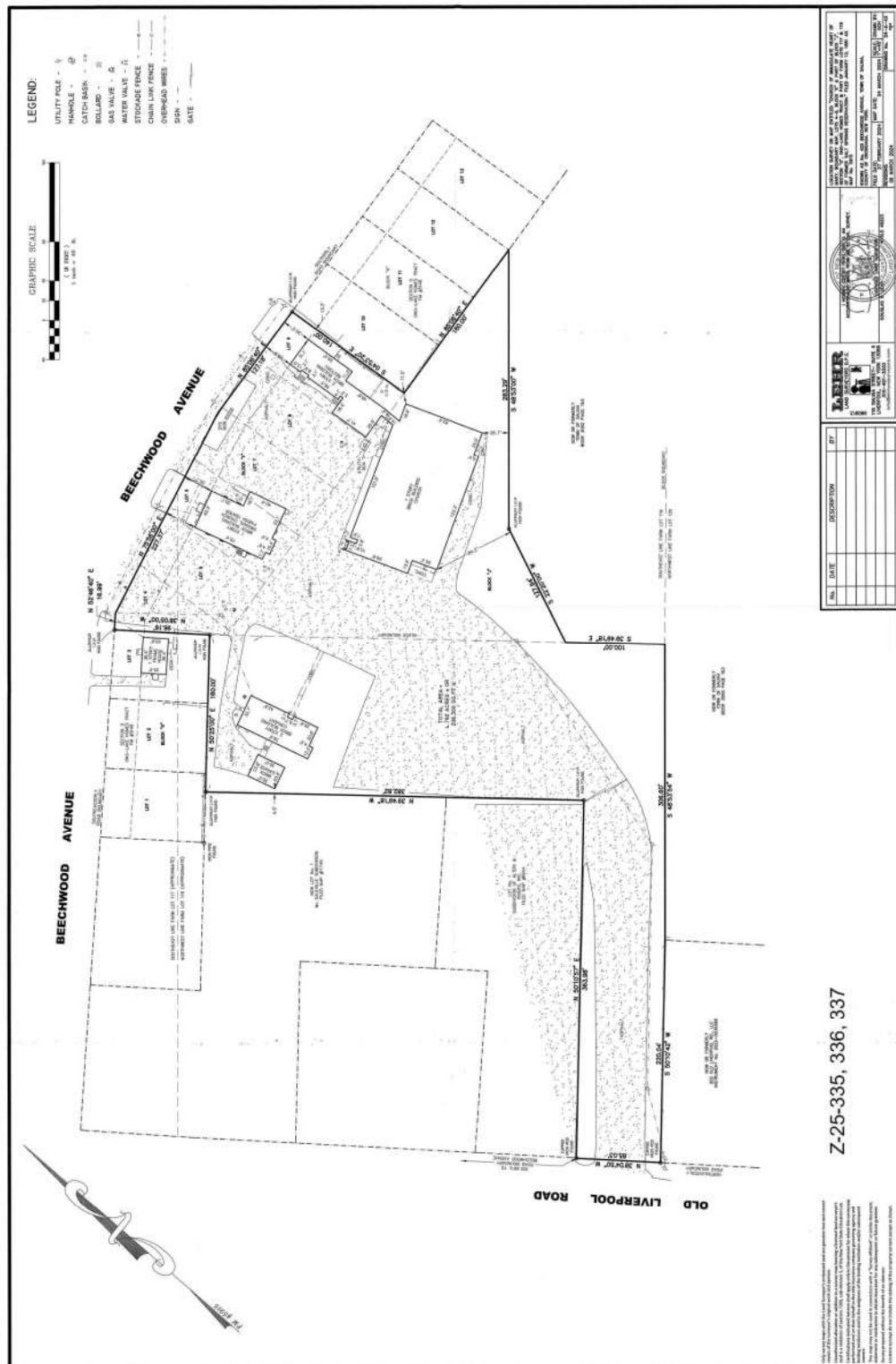
Summary:

The applicant is requesting a special permit to establish an indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD).



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	The applicant is requesting a special permit to establish an indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Overlay (RROD)
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-289, 06-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing site plan and zone change referrals (Z-25-3 Z-25-337) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between the commercial land uses along Old Liverpool Road and residential neighborhoods. Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential (R-1) where churches are a permitted use to C-3, a Planned Commercial District and apply the Repurposing and Reuse Overlay (RROD). Town Code described the intent of C-3 is “to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve motoring public and which are generally compatible with each other.”</p> <p>The Town is also seeking to apply the RROD which has listed objectives including “encourage the reuse and repurposing of older commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit and “discourage singular use buildings developed as isolated islands within an expansive parking lot.”</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre site on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a rectory along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by asphalt parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as “an indoor recreational/athletic facility for basketball, wrestling, and similar activities” stating the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	<p>The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has a paved access driveway to Old Liverpool Road (County Route 137).</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements.</p>
Drinking Water:	The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm
Historic Resources:	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 resources inventory (per EAF Mapper).
Plants/Animals:	The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).
Plants/Animals:	The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.
Other:	The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-337

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Stephen Case for the property located at 425-427 Beechwood Avenue; and

WHEREAS, 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 Old Liverpool Road (Route 137), a county highway, and

WHEREAS, The applicant is proposing a zone change from One-Family Residential (R-1) to Planned Commercial (C-3) with Repurposing and Reuse Floating Overlay (RROD) to establish a recreational facility in a vacant church on a 4.782-acre site, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-337
Type of Action: ZONE CHANGE
Applicant: Stephen Case

Related Cases: Z-25-335 Z-25-336
Referring Board: Town of Salina Town Board

Date Received: 10/31/2025
30-Day Deadline: 11/30/2025

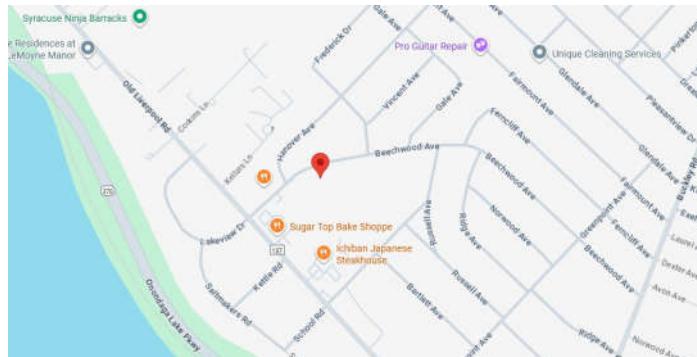
Located: at 425-427 Beechwood Avenue
Tax Map Id: 081.-01-28.0, 081.-01-05.0, 08

JURISDICTION:

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 Old Liverpool Road (Route 137), a county highway

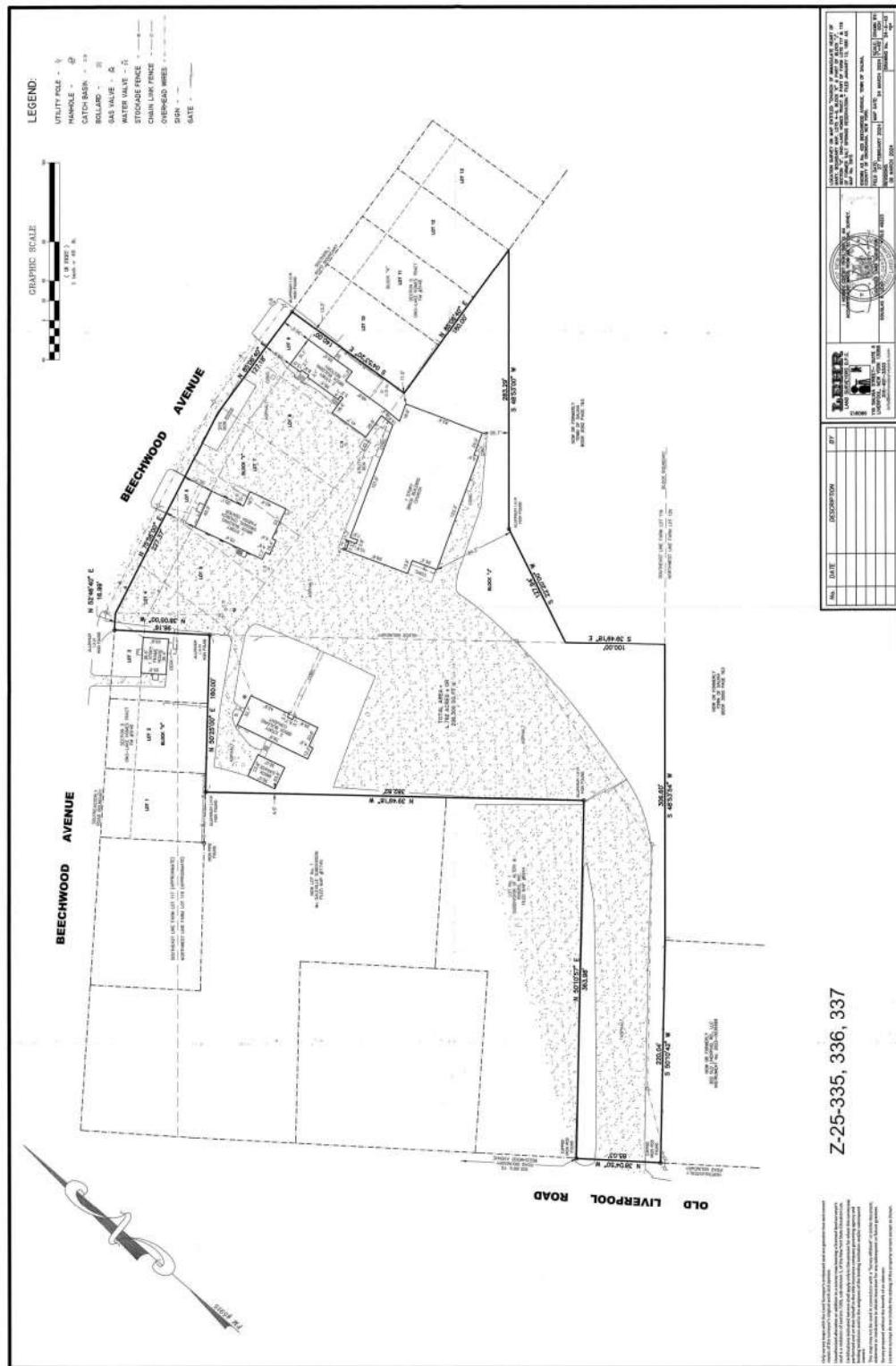
Summary:

The applicant is proposing a zone change from One-Family Residential (R-1) to Planned Commercial (C-3) with Repurposing and Reuse Floating Overlay (RROD) to establish a recreational facility in a vacant church on a 4.782-acre site



ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	The applicant is proposing a zone change from One-Family Residential (R-1) to Planned Commercial (C-3) with Repurposing and Reuse Floating Overlay (RRO to establish a recreational facility in a vacant church on a 4.782-acre site
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-289, 06-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing site plan and special permit referrals (Z-25-Z-25-336) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between the commercial land uses along Old Liverpool Road and residential neighborhoods. Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential (R-1) where churches are a permitted use to C-3, a Planned Commercial District and apply the Repurposing and Reuse Overlay (RROD). Town Code described the intent of C-3 is “to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve motoring public and which are generally compatible with each other.”</p> <p>The Town is also seeking to apply the RROD which has listed objectives including “encourage the reuse and repurposing of older commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit and “discourage singular use buildings developed as isolated islands within an expansive parking lot.”</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre site on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a rectory along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by asphalt parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as “an indoor recreational/athletic facility for basketball, wrestling, and similar activities” stating the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	<p>The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has a separate driveway to Old Liverpool Road (County Route 137).</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements.</p>
Drinking Water:	The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm
Historic Resources:	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 resources inventory (per EAF Mapper).
Plants/Animals:	The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).
Plants/Animals:	The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.
Other:	The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-338

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Mike Alamo for the property located at 2229 Brewerton Road; and

WHEREAS, 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 Brewerton Road (Route 11), a state highway, and Molloy Road (Route 69), a county highway, and

WHEREAS, The applicant is requesting a zone change from Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) to Neighborhood Commercial (C-1) to allow for residential use on the second floor of a commercial building, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation requires the applicant to remove any parking from NYS right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

1. The applicant and municipality are encouraged to consider removal of any unnecessary pavement and installation of planting islands to further reduce stormwater runoff and improve stormwater quality.
2. Given the location of this site within a sidewalk priority zone as identified by SMTA, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along road frontages.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-338
Type of Action: ZONE CHANGE
Applicant: Mike Alamo

Related Cases:
Referring Board: Town of Salina Town Board

Date Received: 11/4/2025
30-Day Deadline: 12/4/2025

Located: at 2229 Brewerton Road
Tax Map Id: 055.-06-10.0

JURISDICTION:

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 Brewerton Road (Route 11), a state highway, and Molloy Road (Route 69), a county highway

Summary:

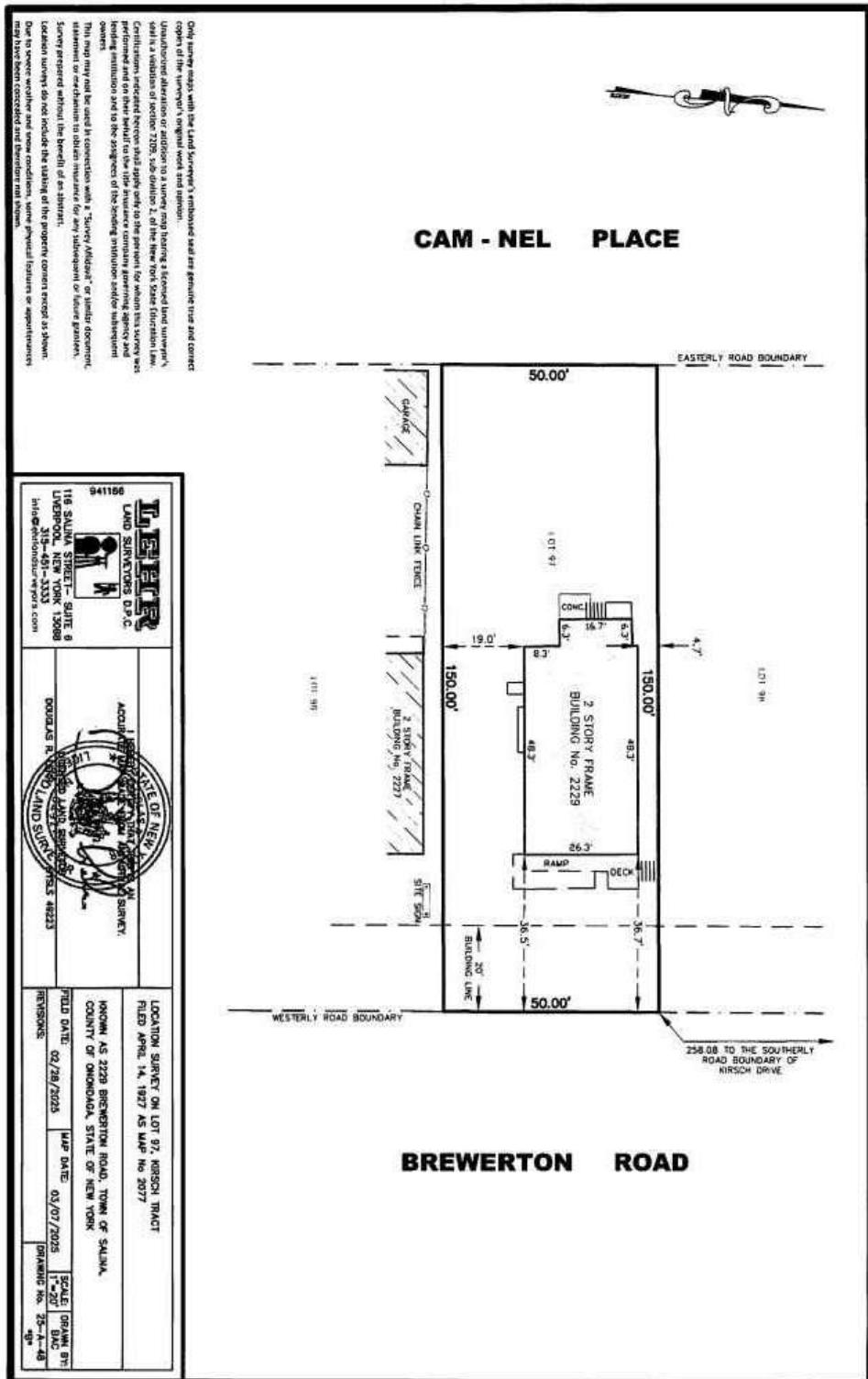
The applicant is requesting a zone change from Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) to Neighborhood Commercial (C-1) to allow for residential use on the second floor of a commercial building



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025

Z-25-338



STAFF REVIEW:

Description:	The applicant is requesting a zone change from Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) to Neighborhood Commercial (C-1) to allow for residential use on the second floor of a commercial building
Location:	The site is located in an area characterized by a mix of commercial and residential uses along US Route 11, with residential to the rear.
Project Detail:	The applicant is seeking a zone change to Neighborhood Commercial (C-1) to allow for residential use on the second floor of the house to be utilized as an apartment while keeping commercial uses on the first floor. No changes are proposed to the exterior of the site.
Current Zoning:	Per the Town Zoning Map dated 1/11/21, the site is located in a C-2 area located along Route 11, near C-1 zoned areas to the northeast and C-3 to the south. The site is not directly adjacent to C-1. The OL-1 overlay is applied to C-2 zoned parcels in this area and in C-2 areas farther north.
Proposed Zoning:	Per the Town Code, the C-1 District is intended to "provide areas, in or adjacent to residential neighborhoods, for commercial uses which provide essential convenience goods and services to the residents thereof" with permitted uses including one- and two-family dwellings, "retail sales or service in a building with gross floor area not exceeding 5,000 square feet", and "offices in a building with gross floor area not exceeding 5,000 square feet".
Existing Site Layout:	Per aerial imagery, the site contains a house formerly utilized as a hair salon, surrounded on all sides by asphalt with parking spaces located in the front and rear.
Access:	The site has unrestricted access to Brewerton Road at the front of the parcel and Camnel Place to the rear.
Parking:	Per aerial imagery, slot parking is located at the front and rear of the site and appears to require those parking to reverse into the Camnel Place right-of-way or onto adjacent properties. Parking is not depicted on the Location Survey dated 3/7/25.
Stormwater:	Stormwater mitigation is not addressed in the referral materials. Per aerial imagery, there is little to no permeable surface on site.
Drinking Water:	The site is served by public drinking water. No changes to the existing infrastructure are proposed, but the proposed residential use may result in an increase in demand. 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.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed, but the proposed residential use may result in an increase in wastewater.

flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm>

Bike/Ped/Transit: Sidewalks are generally located along the US Route 11 frontage, including on a nearby parcel to the north and across Route 11 from the site. Parking is located in the approximate location where roadside sidewalks would be located and in the NYS right-of-way. The Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. This site is located within a priority zone.

Per the US 11 Mattydale Mobility Study for the Town of Salina, produced by the SMTC on 8/12/22, the site is located in an area in “proximity to schools, parks, and grocery stores” and has “population density, employment density and demographic characteristics, to identify places that are “walkable.”

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

Watersheds: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

Historic Resources: 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 resources inventory (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-339

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Fulton Savings Bank for the property located at 5480 & 5500 Bartel 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 Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway, and

WHEREAS, Full service banking office with a 3-lane drive-thru with a drive-up ATM on a portion of a 5.4-acre parcel in a General Commercial (GC) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation requires the applicant to coordinate Bartel Road access, right-of-way plans, and drainage plans with the Department. To further meet Department requirements, the applicant must submit a drainage plan or copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-339
Type of Action: SITE PLAN
Applicant: Fulton Savings Bank

Related Cases:
Referring Board: Town of Cicero Planning Board

Date Received: 11/7/2025
30-Day Deadline: 12/7/2025

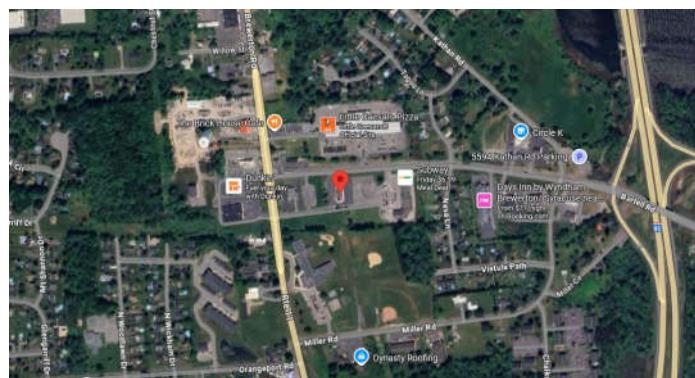
Located: at 5480 & 5500 Bartel Road
Tax Map Id: 109.-02-01.2

JURISDICTION:

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 Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway

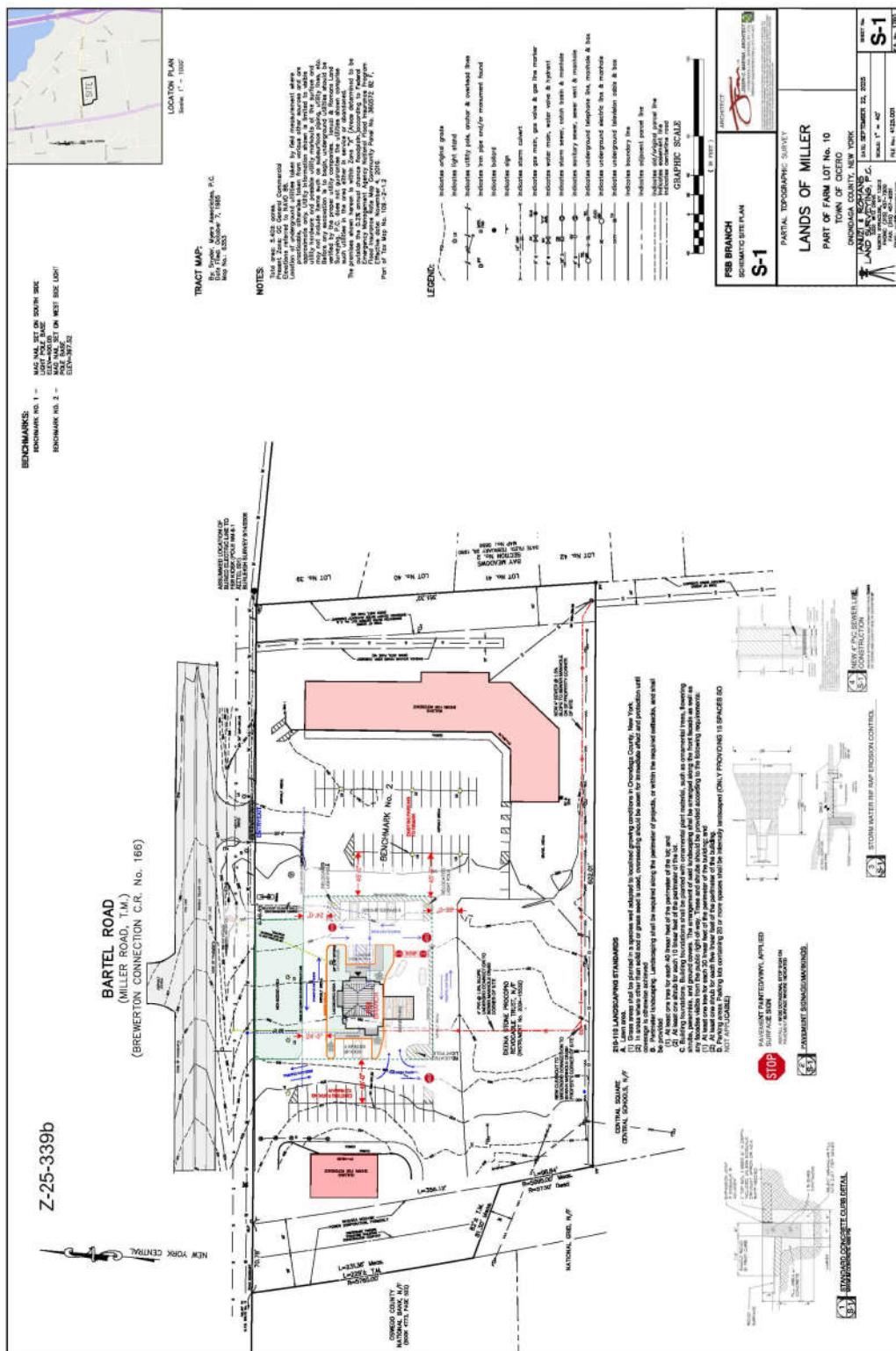
Summary:

Full service banking office with a 3-lane drive-thru with a drive-up ATM on a portion of a 5.4-acre parcel in a General Commercial (GC) zoning district



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	Full service banking office with a 3-lane drive-thru with a drive-up ATM on a portion of a 5.4-acre parcel in a General Commercial (GC) zoning district
Past Board Reviews:	The Board previously recommended Modification of a site plan referral (Z-19-23) to open a restaurant in an existing restaurant building at the western side of the site. The Board advised the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) and encouraged the addition of landscaping to assist with reducing stormwater runoff and improving stormwater quality. Site plan referral (Z-16-391) to utilize the plaza for RV sales resulted in similar recommendations.
Location:	The site is located along Bartel Road, a county road, just east of NYS Route 11, and south across Bartel Road from Brewerton Centre shopping plaza, in close proximity to a number of other commercial land uses. The site abuts lands to the south containing athletic fields for the nearby Brewerton Elementary School.
Existing Site Layout:	The site contains a multi-tenant shopping plaza along the eastern side of the site, a standalone restaurant on the western side of the plaza, and an expansive asphalt parking lot between the two. Per the Survey and Leased Parcel dated 9/22/25, the applicant has leased a 169'x184' area at the center of the site, currently covered a portion of the asphalt parking lot.
Proposed Site Layout:	Per the Environmental Assessment Form (EAF) dated 10/29/25, the applicant is proposing construction of a Fulton Savings Bank with three drive-thru lanes and removal of the existing Fulton Savings Bank ATM kiosk. Per the FSB Branch Schematic Site Plan dated 9/22/25, the building will be located at the center of the site with drive-thru lanes at the rear. The parking lot will be striped to section off the subject area and stop signs and striping will be utilized to direct traffic flow through the property.
Access:	The site has two existing driveways on Bartel Road, a county road, one occurring at each end of the site. No changes to the driveways are proposed. ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Bartel Road must meet Department requirements.
Parking:	6 parking spaces will be installed along the sides of the proposed building along with 9 spaces to be installed along the eastern side of the leased area (15 total)
Landscaping:	Per the Schematic Site Plan, landscaped areas will be installed around the perimeter of the proposed building along with expanding the width of the existing landscaping strip along Bartel Road an additional 50' in the subject area.
Stormwater:	Per the EAF, 0.70 acres of the site will be disturbed by the proposed project and stormwater will be handled via the "current road culvert located along the south side of Bartel Road".

Drinking Water: The applicant is proposing a new connection to public drinking water.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: The applicant is proposing a new connection to the public sewers and is located the Brewerton Wastewater Treatment Plant service area. The Survey and Lease Parcel Plan depicts a 10'-wide right-of-way extending to the rear of the site and along the rear of the plaza to provide a "sewer connection to access existing sewer manhole" located at the southwest corner of the site.

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 do 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>

Historic Resources: 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 resources 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.

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the project.

Other: The project is within 2,000 feet of multiple sites (IDs: V00036, 734112) in the NY Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper). Site V00036, the Alaskan Oil gasoline station, is located to the east at the intersection of Bartel Road and Kathan Road and is classified as "No Further Action at this Time" in the Voluntary Cleanup Program. The site 734112, Brewerton Jack's Cleaners is a class 2 site in the State Superfund Program, occurring over 1,300 feet to the north of the subject parcel.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-340

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of DeWitt Town Board at the request of Michael Fogel for the property located at 6864 East Genesee Street; and

WHEREAS, 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 East Genesee Street (Route 5), a state highway, and

WHEREAS, The applicant is requesting a zone change on a 1.29-acre parcel which is currently split-zoned Special Business Transitional and Residential 1 to Special Business Transitional, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant and Town are encouraged to have a formal easement established, if not already, for Town sewer infrastructure as part of any future development plans.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-340
Type of Action: ZONE CHANGE
Applicant: Michael Fogel

Related Cases:
Referring Board: Town of DeWitt Town Board

Date Received: 11/12/2025
30-Day Deadline: 12/12/2025

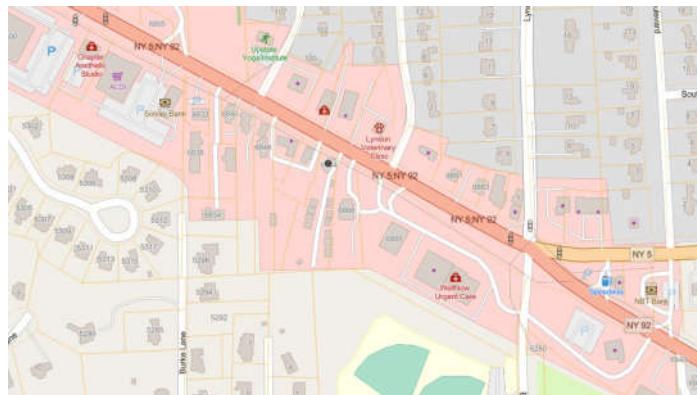
Located: at 6864 East Genesee Street
Tax Map Id: 065.-03-13.2

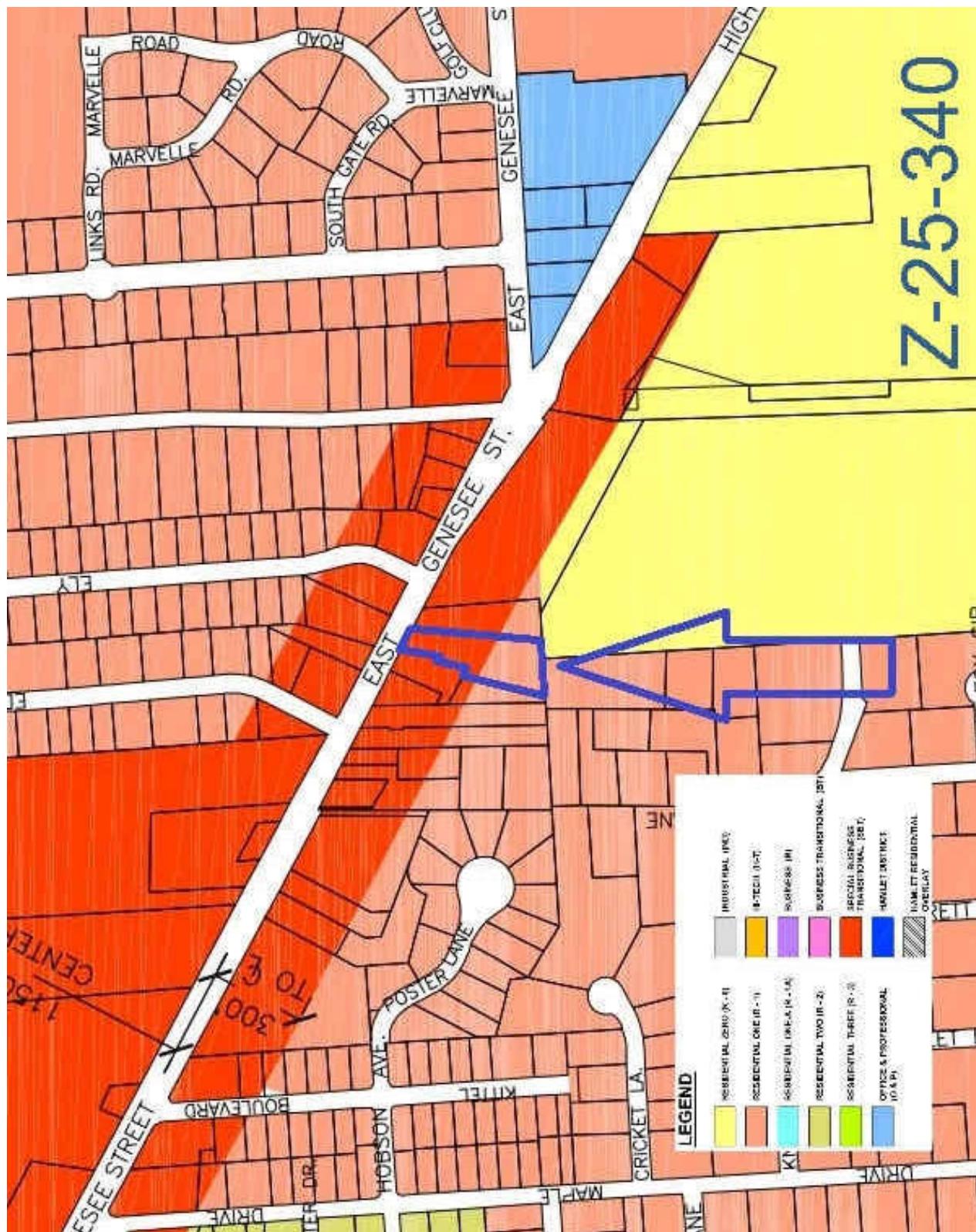
JURISDICTION:

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 East Genesee Street (Route 5), a state highway

Summary:

The applicant is requesting a zone change on a 1.29-acre parcel which is currently split-zoned Special Business Transitional and Residential 1 to Special Business Transitional





STAFF REVIEW:

Project Detail:	The applicant is seeking redevelopment of the 1.29-acre parcel for a commercial use and is requesting to apply the Special Business Transitional (SBT) zoning designation to the whole of the property. Per the local application, the current zoning of the parcel renders the lot "undevelopable" and zoning the entirety of the property SBT is the first step towards future redevelopment.
	The applicant states there is not a "definitive development plan for the property at this time" and no changes to the site are currently proposed.
Description:	The applicant is requesting a zone change on a 1.29-acre parcel which is currently split-zoned Special Business Transitional and Residential 1 to Special Business Transitional
Location:	The site is located in the commercial corridor of NYS Route 5 and 92, between Interstate 481 and Lyndon Corners.
Existing Site Layout:	The site is the location of a former motel and a vacant commercial structure along the East Genesee Street frontage with multiple attached and detached smaller structures stretching to the rear of the site, along a central asphalt driveway and parking area.
Current Zoning:	Per the Town Zoning Map dated 2008, the SBT zoning district occurs on either side of Routes 5/92 between Interstate 481 and Lyndon Corners. The rear of the site is in a Residential (R-1) zoning district.
Proposed Zoning:	Per the Town Zoning Code, the SBT zoning district allows uses including bed-and-breakfast, educational facilities, government facilities, religious use, business offices, day-care centers, banks, nursing homes, retail stores, and parking lots.
Easements:	Per the Land Survey No. 6864 East Genesee Street dated 4/19/17, a variable width sewer easement crosses the middle of the site and along a portion of the western parcel boundary. ADVISORY NOTE: No permanent structures are permitted within the sewer easement. Any other work within the sewer easement must be coordinated with the Town.
Drinking Water:	The site has existing public Town of DeWitt drinking water service. No development is currently proposed.
Wastewater:	The site has existing public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and in the Hobson/East Genesee Street and Lyndon Pump Stations service areas. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance for any future development. 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

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

Plants/Animals: 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 : threatened or endangered animal species (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-342

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Syracuse Seven Properties, LLC for the property located at 652 West Onondaga Street; 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 a state-owned health facility, and

WHEREAS, The applicant is proposing to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-342
Type of Action: SITE PLAN
Applicant: Syracuse Seven Properti
Date Received: 11/12/2025
30-Day Deadline: 12/12/2025

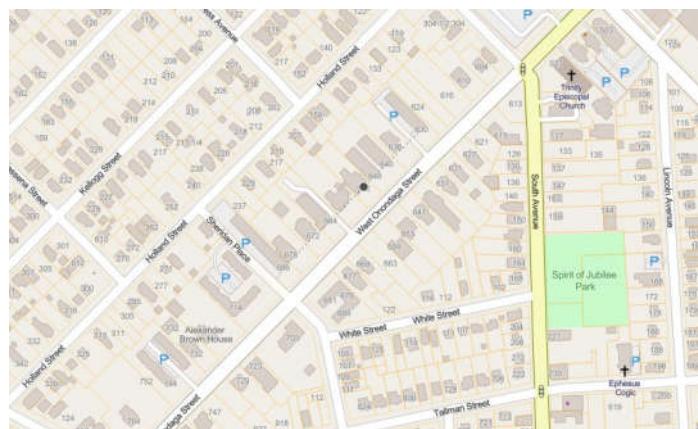
Related Cases: Z-25-343
Referring Board: City of Syracuse Planning Commission
Located: at 652 West Onondaga Street
Tax Map Id: 093.-02-35.1

JURISDICTION:

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 a state-owned health facility

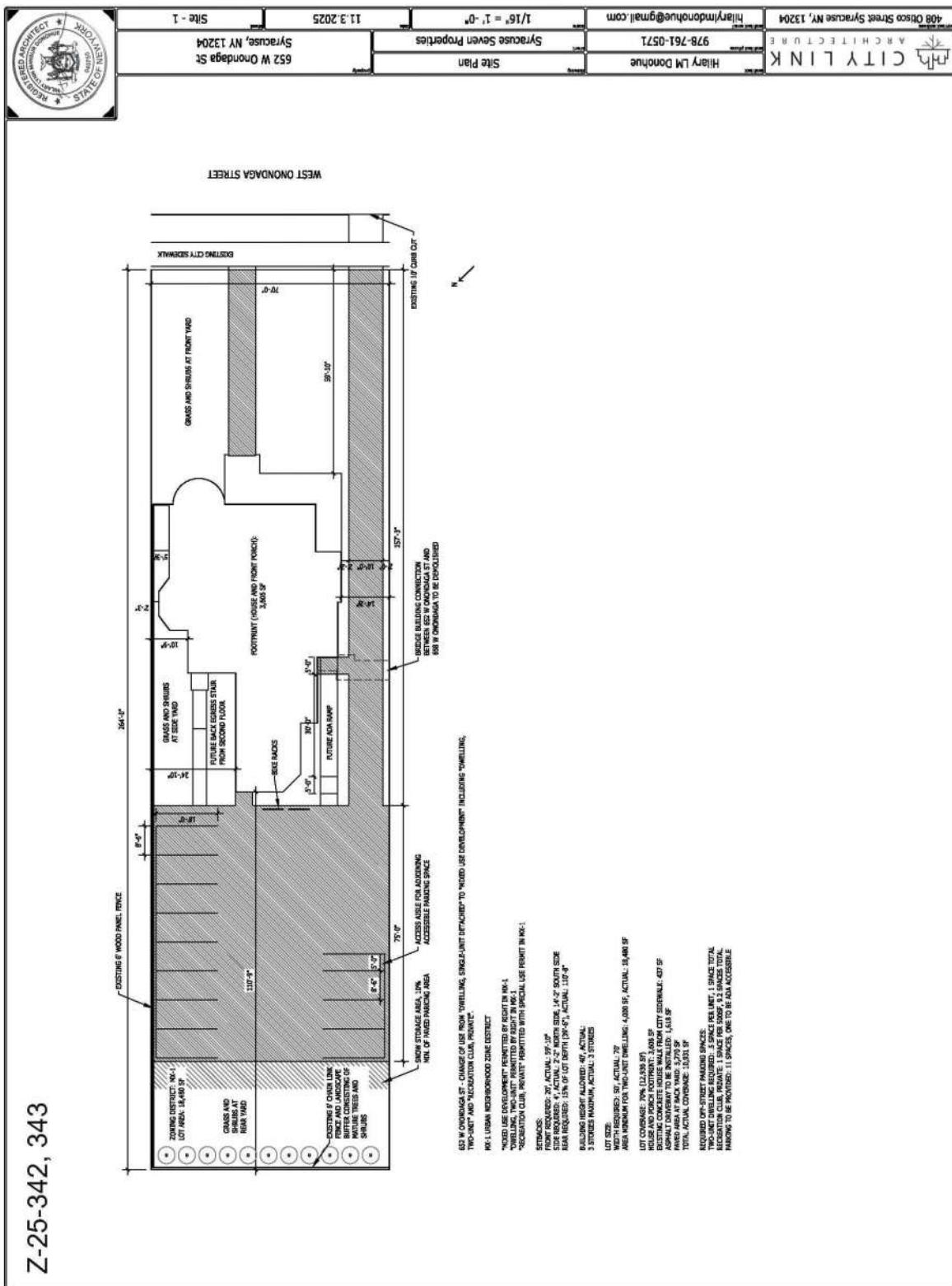
Summary:

The applicant is proposing to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	The applicant is proposing to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a special permit referral (Z-25-343) for this proposed development.
Location:	The site is located along a mixed use corridor southwest of downtown Syracuse characterized by re-purposed historic homes, apartment buildings, and small-scale commercial.
Existing Site Layout:	The site contains a single-family home with a covered connection to the adjacent house on a separate parcel. Per aerial imagery, the rear of the property contains a gravel parking area which is connected to the rear of the adjacent parcel.
Proposed Site Layout:	Per the Site Plan dated 11/3/25, the existing covered walkway connection with the adjacent house at 658 West Onondaga Street will be demolished. A 10'-wide driveway from West Onondaga Street will be reestablished and will provide access to an 11-space parking lot to be installed at the rear. Existing 6' fences at the rear of the property will remain. Existing mature trees and shrubs along the rear of the lot will also remain.
Project Detail:	The applicant is proposing to change the use of the existing house "from a single family dwelling to a mixed use building with two dwelling units in the back portion of the mansion and a private recreation club in the front portion of the mansion." The recreation club requires a special use permit. Per the local application, the private club will host "small performing arts events for members" for approximately 25 people.
Access:	Current access comes from a driveway on the adjacent parcel. The proposal includes reestablishing the site's former driveway to West Onondaga Street and eliminating the existing cross access.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/22/25, 0.03 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated.
Drinking Water:	The site is served by city public drinking water. The proposed change in use may result in an increase in demand.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed change in use may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm>

Historic Resources:	Per the local application, the “mansion was built as a single-family home for Will Smith, an executive in the Smith typewriter business in 1893 and was designed Charles Colton who also designed City Hall. Over the course of history, the man has been a funeral home, a nursing home and a private club for a business.” The site is eligible to be a locally protected site and eligible for inclusion on the State National Register of Historic Places.
Plants/Animals:	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.
Historic Resources:	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 inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-343

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Syracuse Seven Properties, LLC for the property located at 652 West Onondaga Street; and

WHEREAS, 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 a state-owned health facility, and

WHEREAS, The applicant is requesting a special permit to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-343

Related Cases: Z-25-342

Type of Action: SPECIAL PERMIT

Applicant: Syracuse Seven Properti

Referring Board: City of Syracuse Planning
Commission

Date Received: 11/12/2025

30-Day Deadline: 12/12/2025

Located: at 652 West Onondaga Street

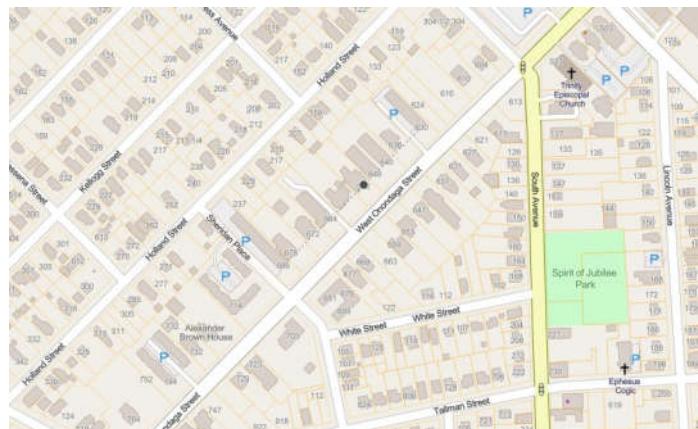
Tax Map Id: 093.-02-35.1

JURISDICTION:

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 a state-owned health facility

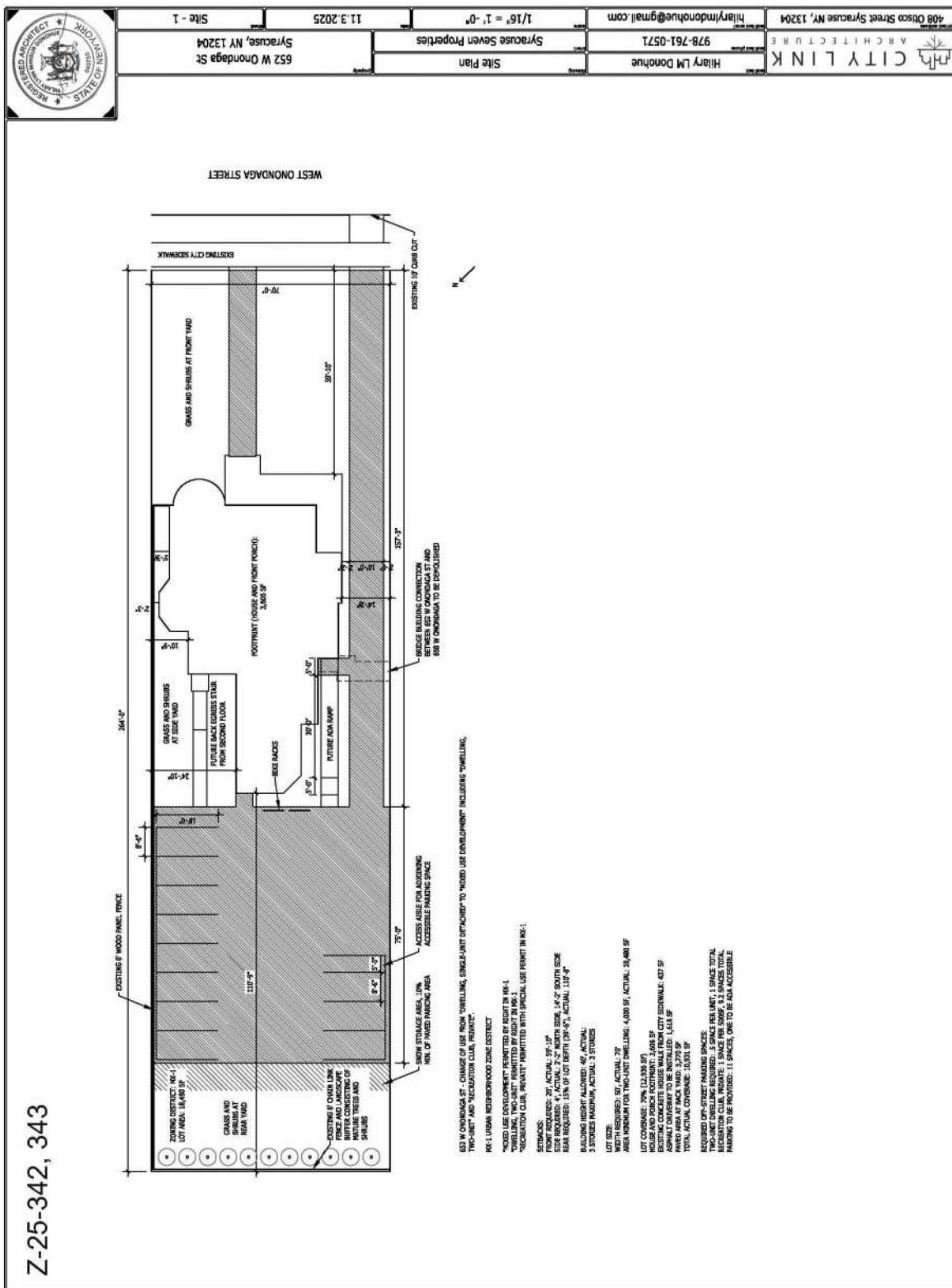
Summary:

The applicant is requesting a special permit to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025



STAFF REVIEW:

Description:	The applicant is requesting a special permit to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-342) for this proposed development.
Location:	The site is located along a mixed use corridor southwest of downtown Syracuse characterized by re-purposed historic homes, apartment buildings, and small-scale commercial.
Existing Site Layout:	The site contains a single-family home with a covered connection to the adjacent house on a separate parcel. Per aerial imagery, the rear of the property contains a gravel parking area which is connected to the rear of the adjacent parcel.
Project Detail:	The applicant is proposing to change the use of the existing house "from a single family dwelling to a mixed use building with two dwelling units in the back portion of the mansion and a private recreation club in the front portion of the mansion." The recreation club requires a special use permit. Per the local application, the private club will host "small performing arts events for members" for approximately 25 people.
Proposed Site Layout:	Per the Site Plan dated 11/3/25, the existing covered walkway connection with the adjacent house at 658 West Onondaga Street will be demolished. A 10'-wide driveway from West Onondaga Street will be reestablished and will provide access to an 11-space parking lot to be installed at the rear. Existing 6' fences at the rear of the property will remain. Existing mature trees and shrubs along the rear of the lot will also remain.
Access:	Current access comes from a driveway on the adjacent parcel. The proposal includes reestablishing the site's former driveway to West Onondaga Street and eliminating the existing cross access.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/22/25, 0.03 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated.
Drinking Water:	The site is served by city public drinking water. The proposed change in use may result in an increase in demand.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed change in use may result in an increase in wastewater flow. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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, 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.htm>

Historic Resources:	Per the local application, the “mansion was built as a single-family home for Will Smith, an executive in the Smith typewriter business in 1893 and was designed Charles Colton who also designed City Hall. Over the course of history, the man has been a funeral home, a nursing home and a private club for a business.” The site is eligible to be a locally protected site and eligible for inclusion on the State National Register of Historic Places.
Plants/Animals:	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.
Historic Resources:	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 inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-346

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Northside Church Building Expansion for the property located at 7965 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway, and

WHEREAS, The applicant is proposing construction of an expansion to an existing church facility on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning district., and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant is advised to submit a site plan to the Town that includes all existing easements, access agreements, and stormwater infrastructure, especially where infrastructure is under separate ownership, and include any proposed stormwater management infrastructure.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-346
Type of Action: SITE PLAN
Applicant: Northside Church Buildin

Related Cases:
Referring Board: Town of Clay Planning Board

Date Received: 11/13/2025
30-Day Deadline: 12/13/2025

Located: at 7965 Oswego Road
Tax Map Id: 080.-01-02.1

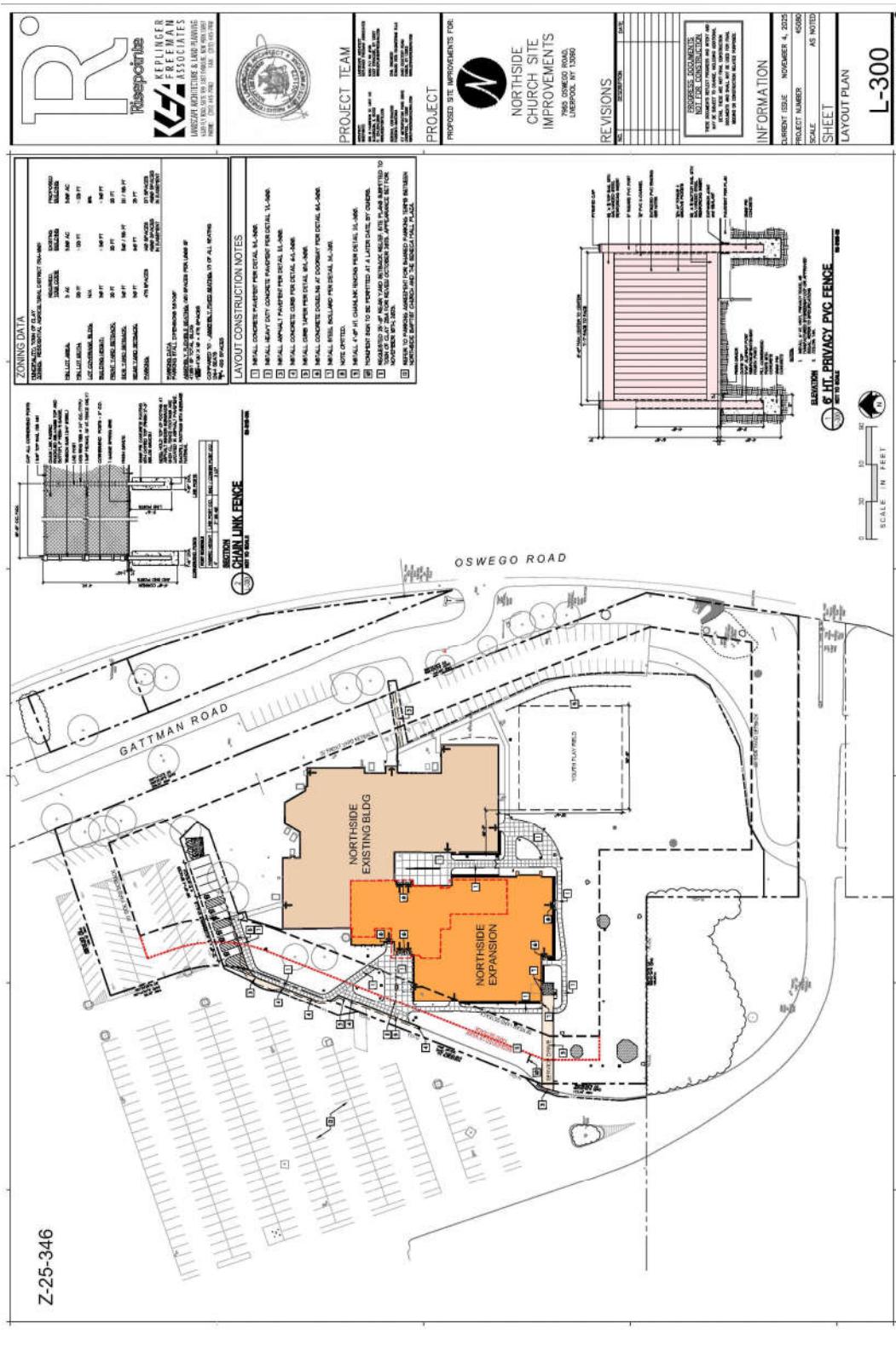
JURISDICTION:

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 Oswego Road (Route 91 / Old Route 57), a county highway

Summary:

The applicant is proposing construction of an expansion to an existing church facility on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning district.





STAFF REVIEW:

Description:	The applicant is proposing construction of an expansion to an existing church facility on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning district.
Past Board Reviews:	A previous referral regarding this proposed church addition was for an area variance (Z-25-295) to allow a reduced rear yard setback. The review offered No Position with Comment, encouraging the addition of plantings and landscaping on site.
Location:	The site contains the Northside Church building and grounds, located along Gettman Road, a local road, and Oswego Road, a county road. Surrounding land uses include the Seneca Mall retail plaza, forested vacant land, and residential neighborhood lands across Oswego Road.
Project Detail:	<p>Per the referral materials, the applicant is proposing the construction of an 18,811 sf addition to the southwest side of the building. The project will include installation of a courtyard, utility upgrades, upgraded outdoor gathering spaces, youth sports field improvements, improved site circulation, site lighting, and landscaping.</p> <p>Per the Layout Plan dated November 4, 2025, a service drive and sidewalks will be installed to service the new addition.</p>
Access:	Per the Northside Church Site Improvements Plan dated 9/4/25, the site contains the existing Northside Church building and the site has direct driveway access to Gettman Road and access to Oswego Road via the mall parking lot.
Parking:	The church utilizes a small parking lot dedicated to church-use and a portion of the Seneca Mall parking lot, totaling 155 spaces for use by the church.
Easements:	<p>Per the Site Preparation Plan, dated November 4, 2025, a 25'-wide water and drainage easement is located to the north of the existing church building and a 12'-wide drainage easement is located along the southern portion of the parcel. A 20'-wide county-owned sewer easement occurs along the eastern side of site.</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.</p>
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 10/22/25, 1.3 acres of the site will be disturbed by the proposed project. The Erosion and Sediment Control Plan, dated November 4, 2025, indicates a "storm facility" will be located near the southwest corner of the site, on or near the existing drainage easement area.</p> <p>ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.</p>
Drinking Water:	The site is served by public drinking water and the proposed addition may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrant test information, evaluate backflow prevention requirements, and/or request that Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: The site has existing public sewers and is located in the Wetzel Road Wastewal Treatment Plant service areas. The proposed addition may result in an increase wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increa in use. Additionally, unless it can be demonstrated that anticipated sanitary flow 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.htm>

Plants/Animals: The site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endanger 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.

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.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-347

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Elijah Pacini for the property located at 203 Factory Avenue; 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 Factory Avenue (Route 93), a county highway, and

WHEREAS, The applicant is proposing to establish transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation requires the applicant to submit a site plan, remove any parking from the County right-of-way, and coordinate Factory Avenue access plans with them prior to municipal approval of the site plan. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to municipal approval.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-347
Type of Action: SITE PLAN
Applicant: Elijah Pacini
Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

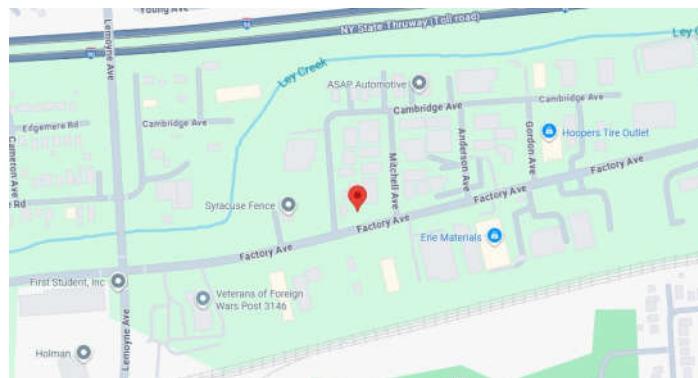
Related Cases: Z-25-348
Referring Board: Town of Salina Zoning Board of Appeals
Located: at 203 Factory Avenue
Tax Map Id: 066.-08-05.0

JURISDICTION:

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 Factory Avenue (Route 93), a county highway

Summary:

The applicant is proposing to establish transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district



No Map Available

STAFF REVIEW:

Description:	The applicant is proposing to establish transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing special permit referral (Z-25-248) to allow a parking lot as the primary use of the parcel.
Location:	The site is located south of the NYS Thruway, east of NYS Route 11, and north of CSX railroad tracks. Residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east.
Existing Site Layout:	The site was a vacant parcel, covered by lawn. Aerial imagery and images from Google StreetView show the site is currently covered by a gravel parking area. It appears cars may be parked within the county right-of-way.
Project Detail:	The applicant is seeking approval for completed changes to the site and allowing use of the site as a transitional parking lot for their roofing business located on the adjacent parcel to the east. Per a conversation with Town staff dated 11/17/25, the site has already been converted for this use and there is no physical site plan depicting the changes. Changes to site appear to include installation of a driveway to Factory Avenue and gravel parking area. Per the referral materials, the lot contains six parking spaces and has cross-access to the adjacent parking lot.
Access:	Per aerial imagery, the site has access via a driveway to Factory Avenue and via cross access to the adjacent parking lot. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Factory Avenue must meet Department requirements.
Drinking Water:	There is no existing drinking water service to the site and none is currently proposed.
Wastewater:	There is no existing wastewater service to the site and none is currently proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap and I Creek, which is maintained by the Department of Water Environment Protection for this area.
Historic Resources:	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 resources inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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 (SEQRA) process.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the NY Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-348

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Zoning Board of Appeals at the request of Elijah Pacini for the property located at 203 Factory Avenue; and

WHEREAS, 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 Factory Avenue (Route 93), a county highway, and

WHEREAS, The applicant is requesting a special permit to allow transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation requires the applicant to submit a site plan, remove any parking from the County right-of-way, and coordinate Factory Avenue access plans with them prior to municipal approval of the site plan. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to municipal approval.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-348
Type of Action: SPECIAL PERMIT
Applicant: Elijah Pacini
Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

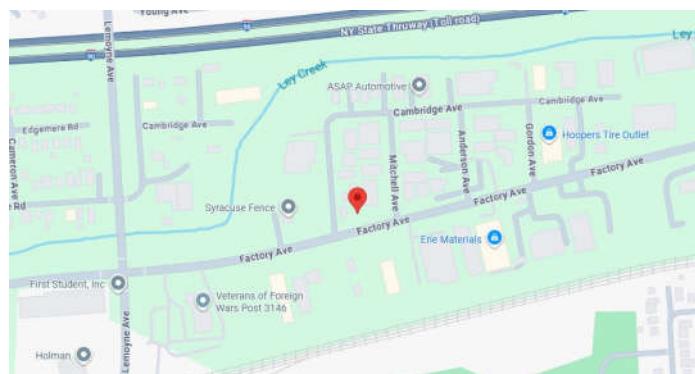
Related Cases: Z-25-347
Referring Board: Town of Salina Zoning Board of Appeals
Located: at 203 Factory Avenue
Tax Map Id: 066.-08-05.0

JURISDICTION:

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 Factory Avenue (Route 93), a county highway

Summary:

The applicant is requesting a special permit to allow transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district



No Map Available

STAFF REVIEW:

Description:	The applicant is requesting a special permit to allow transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing site plan referral (Z-25-247) for this proposed parking lot.
Location:	The site is located south of the NYS Thruway, east of NYS Route 11, and north of CSX railroad tracks. Residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east.
Existing Site Layout:	The site was a vacant parcel, covered by lawn. Aerial imagery and images from Google StreetView show the site is currently covered by a gravel parking area. It appears cars may be parked within the county right-of-way.
Project Detail:	The applicant is seeking approval for completed changes to the site and allowing use of the site as a transitional parking lot for their roofing business located on the adjacent parcel to the east. Per a conversation with Town staff dated 11/17/25, the site has already been converted for this use and there is no physical site plan depicting the changes. Changes to site include installation of a driveway to Factory Avenue and gravel parking area. Per the referral materials, the lot contains six parking spaces and has cross-access to the adjacent parking lot.
Access:	Per aerial imagery, the site has access via a driveway to Factory Avenue and via cross access to the adjacent parking lot. ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Factory Avenue must meet Department requirements.
Drinking Water:	There is no existing drinking water service to the site and none is currently proposed.
Wastewater:	There is no existing wastewater service to the site and none is currently proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap and I Creek, which is maintained by the Department of Water Environment Protection for this area.
Historic Resources:	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 resources inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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 (SEQRA) process.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the New York State Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-349

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Specialty Properties, LLC for the property located at 1201-1203, 1207 & 1215 West Genesee Street; 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 Harbor Brook, a county-owned drainage channel, and

WHEREAS, The applicant is proposing to demolish two existing vacant buildings and construct a two-story commercial building on 0.93 acres in a Mixed-Use Transition (MX-3) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Water Environment Protects requires the municipality to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. County-owned infrastructure must be shown on the plans prior to, or as a condition of, municipal approval.

Every municipal review provides the opportunity to improve community appearance, and the City and applicant are encouraged to add landscaping and other natural screening along the rear of the site to buffer residential properties.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-349
Type of Action: SITE PLAN
Applicant: Specialty Properties, LLC
Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

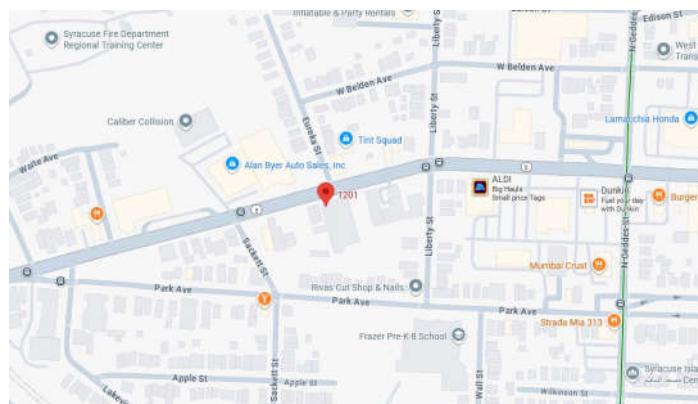
Related Cases: S-25-41
Referring Board: City of Syracuse Planning Commission
Located: at 1201-1203, 1207 & 1215 West Genesee Street
Tax Map Id: 108.2-06-04.0, 108.2-06-05.0,

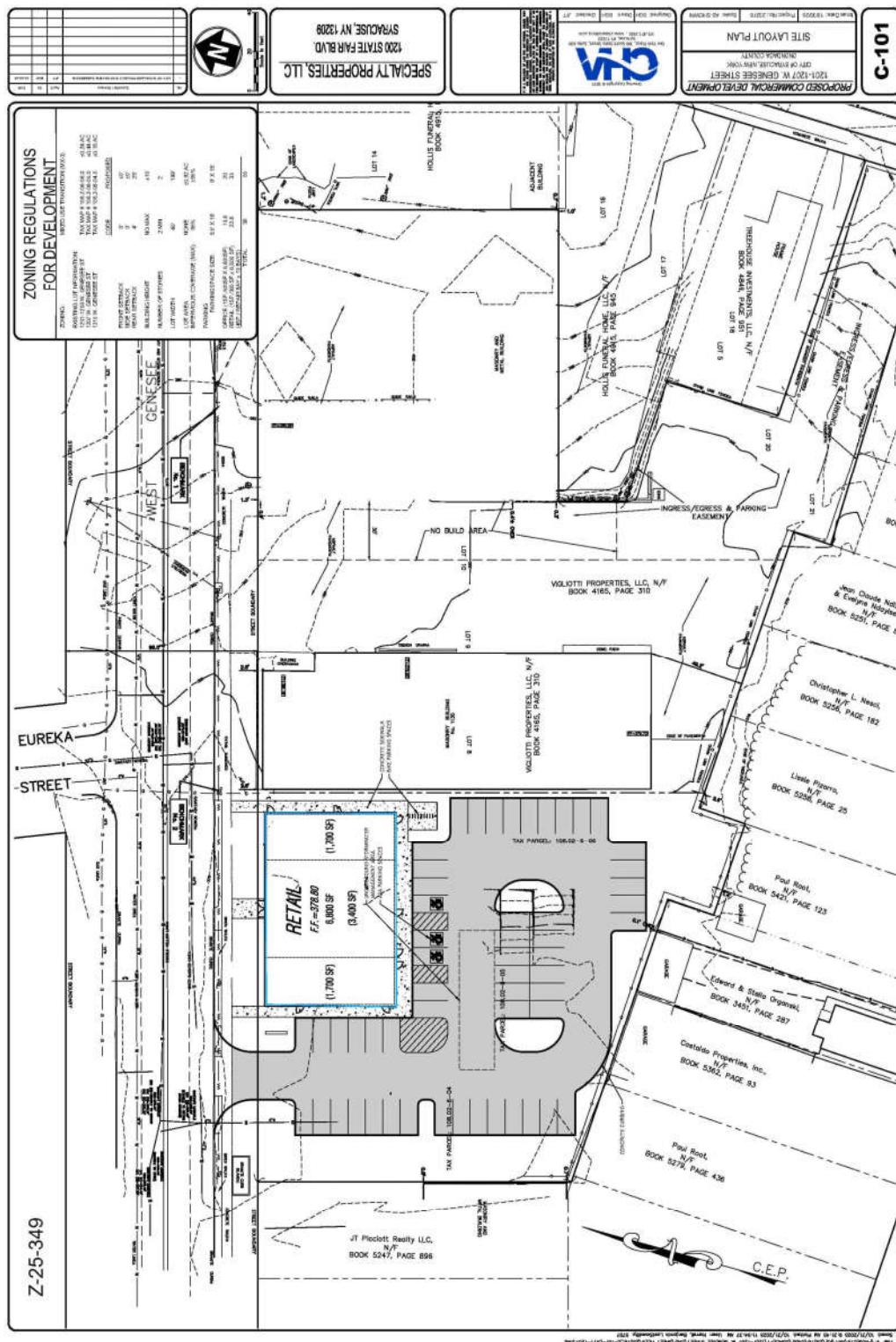
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel

Summary:

The applicant is proposing to demolish two existing vacant buildings and construct a two-story commercial building on 0.93 acres in a Mixed-Use Transition (MX-3) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to demolish two existing vacant buildings and construct a two-story commercial building on 0.93 acres in a Mixed-Use Transition (MX-3) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a subdivision referral (S-25-41) to combine the site into one new lot.
Location:	The site is located in the commercial corridor of West Genesee Street, west of downtown Syracuse. Nearby uses include multiple auto dealerships and auto service centers, a funeral home, grocery store, and retail.
Existing Site Layout:	The site is comprised of three parcels along West Genesee Street. The eastern parcel contains a building that covers most of the lot, the middle parcel contains a single-story building and parking lot, and per aerial imagery, the western parcel is entirely covered by asphalt.
Proposed Site Layout:	Per the Resubdivision Map of Lot Nos. 4 through 7, Specialty Properties Phase II, the applicant is proposing combination of the three parcels comprising the site into New Lot 4A (0.93 acres).
Project Detail:	The applicant is proposing demolition of the existing buildings, removal of existing asphalt, and construction of a two-story commercial building. Per the Site Layout Plan dated 10/30/25, the proposed 6,800 sf retail building will be constructed along West Genesee Street in the northeast corner of the site and a 55-space parking garage will be constructed along the side and rear of the building. The referral materials show the building will be utilized by three tenants, but does not specify the type of businesses to be located there.
	ADVISORY NOTE: Per the Onondaga County Department of Water Environment and 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.
Access:	The applicant proposes construction of a new driveway to West Genesee Street from a city street.
Landscaping:	Per the Landscape Plan dated 10/03/25, green space and plantings will be installed along the West Genesee Street frontage, around the perimeter of the site, and in two planting islands within the parking lot. Specifically, plantings will be installed along the western boundary between the site and the adjacent commercial site. The Landscape Plan depicts a chain-link fence between the rear of the site and an adjacent residential area where a landscape strip will be installed, but no shrubbery or other screening is depicted in that location.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/31/25, 0.9 acres of the site will be disturbed by the proposed project and "stormwater will be managed on site per City of Syracuse stormwater requirements and discharged to storm sewer." Per the referral materials, it appears the proposal may result in an increase in permeable surfaces on site.
	ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water:	A new connection to City public drinking water is proposed to serve the new buil
Wastewater:	A new connection to the public sewers is proposed. The site is located in the Metropolitan Wastewater Plant service area. Per GIS Mapping, county-owned sewer infrastructure crosses the western parcel. The sewer line and related easement are not depicted in the referral materials. 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.htm
Watersheds:	The site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this
Historic Resources:	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 resources inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality 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.
Other:	The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the NY Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-350

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Kevin Gilligan / St. Joseph's Hospital for the property located at 301 Prospect Avenue; and

WHEREAS, 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 Interstate Routes 81 and 690, both state highways, and

WHEREAS, The applicant is proposing to construct a two-story addition onto the existing hospital complex and eliminate an existing traffic loop on a 10.73-acre parcel in a Planned Institutional (PID) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-350

Related Cases:

Type of Action: OTHER AUTHORIZATIO

Referring Board: City of Syracuse Planning
Commission

Applicant: Kevin Gilligan / St. Josep

Located: at 301 Prospect Avenue

Date Received: 11/14/2025

Tax Map Id: 017.-11-06.4/1

30-Day Deadline: 12/14/2025

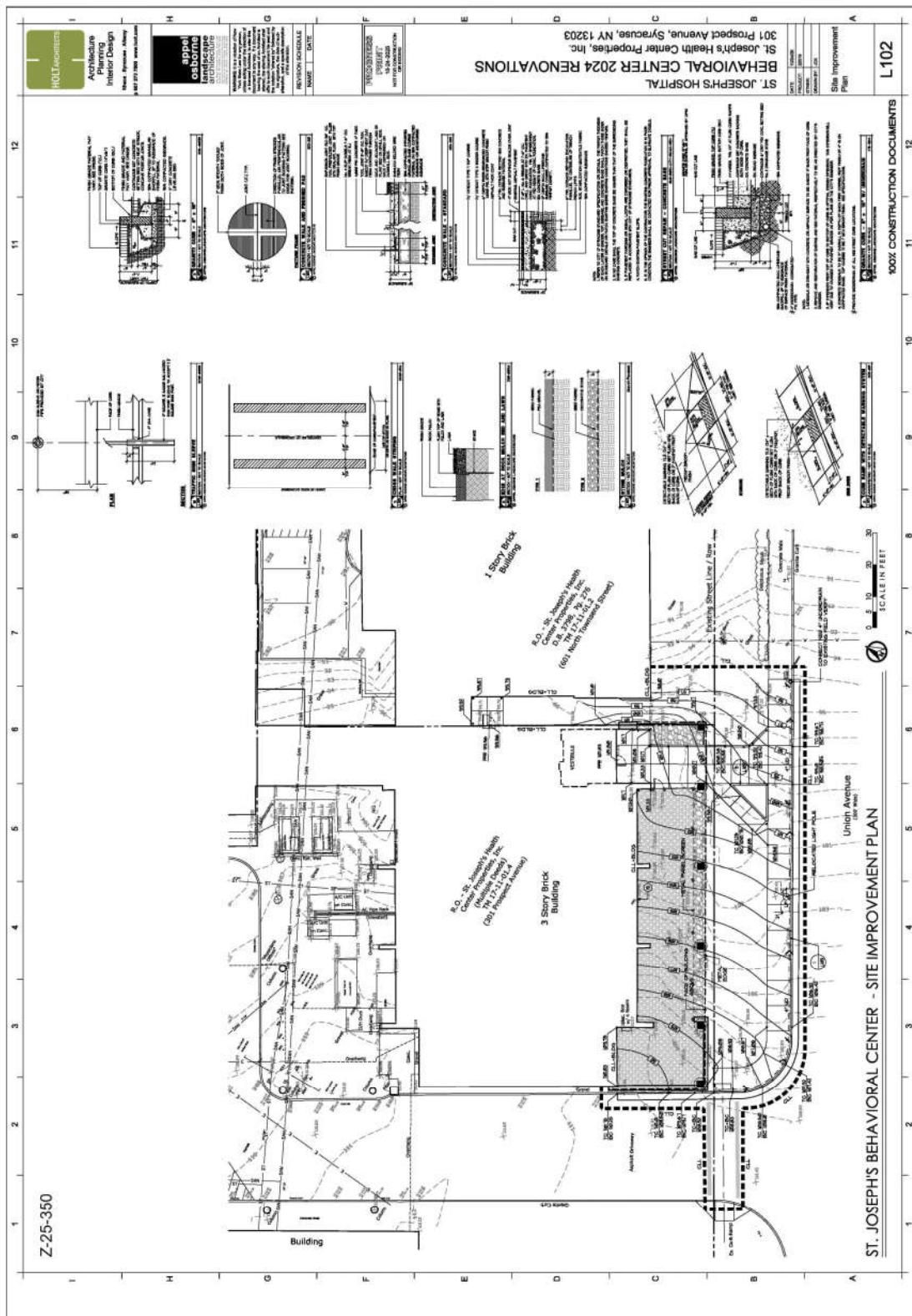
JURISDICTION:

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 Interstate Routes 81 and 690, both state highways

Summary:

The applicant is proposing to construct a two-story addition onto the existing hospital complex and eliminate an existing traffic loop on a 10.73-acre parcel in a Planned Institutional (PID) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to construct a two-story addition onto the existing hospital complex and eliminate an existing traffic loop on a 10.73-acre parcel in Planned Institutional (PID) zoning district
Past Board Reviews:	No Position was offered on an administrative review of the most recent referral regarding St Joseph's Hospital, a lot combination of two parcels within the hospital complex (S-22-42). The Board provided comments on previous referrals regarding this complex, encouraging the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any sewer capacity needs. Previous referrals include S-21-67, Z-21-287, Z-21-288, Z-18-31, Z-17-397, and S-08-101.
Location:	The 10-acre site contains St Joseph's Hospital, located on the City of Syracuse's north side. The hospital complex is bound by Prospect Avenue, Union Avenue, Hickory Street, and North Townsend Street, all City streets, and North State Street, US Route 11, but maintained by the City in this area. The subject area is a portion of the hospital complex, Building 8, the Clare Loeber Smith Center. The Center is located on Union Avenue, near its intersection with Prospect Avenue at the main entrance to the hospital.
Project Detail:	Per the Environmental Assessment Form (EAF) dated 10/24/25, the applicant is proposing a renovation of Building 8 which contains the Inpatient Behavioral Health Unit program. Exterior changes include a two-story addition (2,270 sf per floor, 4,540 sf total) on the Union Avenue side of the building. To allow the expansion without encroaching on the right-of-way, the proposal includes removal of the existing driveway loop. Interior changes to the building include providing a street level entrance to the Unit on Union Avenue, "elevator upgrades, window replacements, and improvements to the plumbing, HVAC and electrical systems and façade updates.
Landscaping:	Per the Planting Plan dated 10/24/25, the sidewalk will be reinstalled in front of the building addition along with a 20'-wide lawn area. Plantings will be installed around the new entrance and adjacent to the building.
Stormwater:	Per the EAF, 0.14 acres of the site will be disturbed by the proposed project and "drainage flow will be collected, conveyed and discharged to the municipal system at the street."
Drinking Water:	The site is served by city public drinking water and an increase in demand is anticipated.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. An increase in wastewater flow is anticipated. 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) may require capacity assurance due to a possible increase in wastewater flow.

in use; additionally, unless it can be demonstrated that anticipated sanitary flows 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>

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-351

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Otisco Town Board at the request of OYA Dutch Hill Road Solar, LLC for the property located at 1919 Dutch Hill 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 the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District, and

WHEREAS, The applicant is proposing to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-351
Type of Action: SITE PLAN
Applicant: OYA Dutch Hill Road Sol
Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

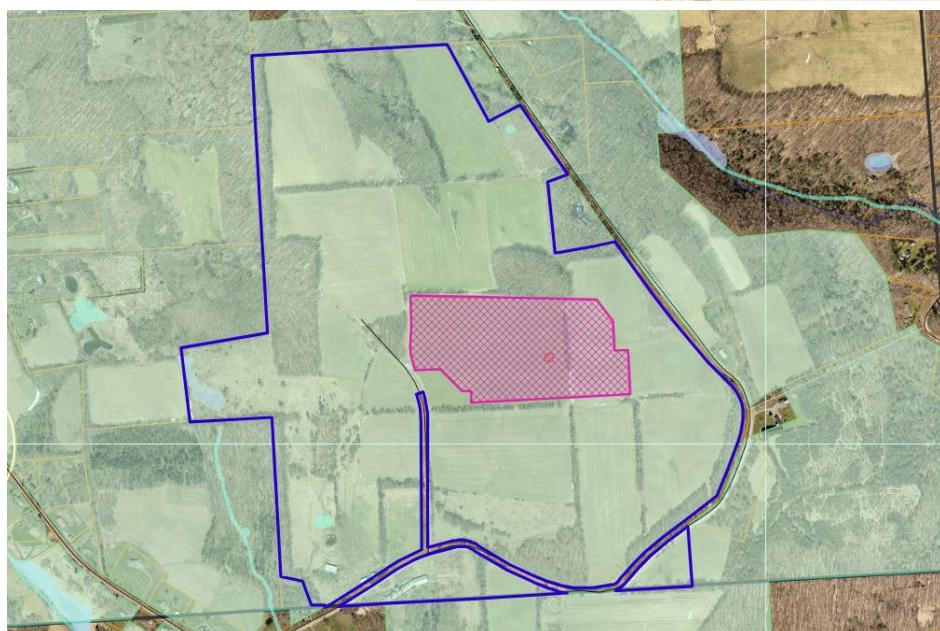
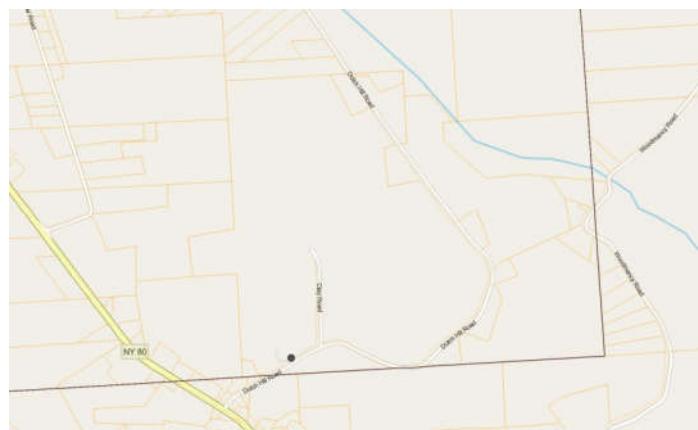
Related Cases: Z-25-352
Referring Board: Town of Otisco Town Board
Located: at 1919 Dutch Hill Road
Tax Map Id: 023.-03-11.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District

Summary:

The applicant is proposing to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025

Z-25-351, 352

STAFF REVIEW:

Description:	The applicant is proposing to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel
Concurrent Reviews:	The Board is concurrently reviewing a special permit referral (Z-25-352) to allow proposed solar array.
Location:	The site is located in the southeast corner of the Town, adjacent to the Town's boundary with the Town of Tully. The area is characterized by large parcels containing agriculture and/or woodlands and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains areas of active agriculture and woodlands. The site has extensive frontage on Dutch Hill Road, a Town road, along with a narrow area containing a portion of Clay Road, a local road, that splits some of the parcels. Three buildings are located along the Dutch Hill Road frontage in the southwest corner of the site.
Project Detail:	<p>The applicant is proposing a 4.9 MWac, 6.68 MWdc solar PV collector ground-mounted system on a 25-acre portion of a 285.550-acre property. Per the Overall Site Plan dated 9/25/25, the array will be located at the center of the parcel. A 20'-wide "limited use pervious access road" will connect Clay Road to two equipment pads containing transformers and other electrical equipment along with a 20'-wide vehicle pull-off located along the southern side of the array. The array will be fenced in with a gate located at the end of the access road. Per the local application, the solar array will cover 8.75% of the subject parcel.</p> <p>Per the Grading and Erosion Control Plan dated 9/26/25, electrical lines from the solar array will connect to overhead electrical lines at the bend of the access road. The overhead electrical lines then continue down Clay Road.</p>
Project Detail:	<p>A Glint-Glare Analysis Report completed LaBella Associates dated 8/2025 was included with the referral materials. Per the Report, "All observation points indicated within this study identify the closest in proximity residential homes to the proposed solar panel layout. Based on the completed analysis, only receptor route of Clay Road is exposed to potential effects of green glare, but not of yellow or red glare. None of the other analyzed observation points will experience green and yellow glare from this proposed solar facility at any time of the year."</p> <p>Photo Simulations by Saratoga Associates dated 9/12/25 were included with the referral materials and show the array may be visible from Dutch Hill Road immediately after installation, but after five years of growth, a line of conifers will screen the array from the road. Note, the subject area is located at a higher elevation than Dutch Hill Road. The report also shows that electrical poles will be visible along Clay Road from the intersection of Clay Road and Dutch Hill Road.</p>
Landscaping:	Per the Site Plan & Landscaping Plan dated 9/26/25, a line of conifers will be installed along the eastern side of the array to screen its visibility from Dutch Hill Road.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/30/25, 26 acres of the s

will be disturbed by the proposed project. A Stormwater Pollution Prevention Plan (SWPPP) completed by LaBella Associates dated 9/2025 was included with the referral materials.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water: The site is served by an individual well, but the subject area is not. No changes to the current infrastructure are proposed.

Wastewater: The site is served by an individual septic system, but the subject area is not. No changes to the current infrastructure are proposed.

Agriculture: Per the Environmental Assessment Form (EAF) dated 9/30/25, the 25-acre subject area currently contains 24.28 acres of agricultural land and the proposed array will result in a reduction of 19.48 acres of agricultural land within the subject area.

The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.

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

Wetlands: GIS mapping shows small discrete wetlands are present onsite. A possible NYS wetland is located along the western site boundary. Two small federal wetlands are shown near the road frontage. Per the plans, the wetlands appear outside of the subject area. Per an Absence of Wetlands Memo – OYA Dutch Hill Rd Solar LLC written by LaBella Associates dated 6/24/25, a wetland and stream delineation was performed within the study area on 5/7/25 and 5/28/25 with the conclusion that there were no jurisdictional wetlands or streams within the study area. Per the Memo, the Study area includes the location of the proposed array and the access route to the array. A Letter of No Jurisdiction from the NYS Department of Environmental Conservation dated 8/12/25 was included with the referral materials stating “there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel”.

Historic Resources: Per a letter from NYS Office of Parks, Recreation, and Historic Preservation dated 7/11/25, “it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the NYS and National Registers Historic Places will be impacted by this project.”

Plants/Animals: Per a Letter from US Fish and Wildlife Service dated 5/14/25, the site may contain the Northern Long-eared bat and Monarch Butterfly, or its associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that few to no trees will be removed.

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025

part of the proposed project.

Other: A Decommissioning Plan completed by LaBella Associates was included with the referral materials.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-352

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Otisco Town Board at the request of OYA Dutch Hill Road Solar, LLC for the property located at 1019 Dutch Hill Road; and

WHEREAS, 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 the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District, and

WHEREAS, The applicant is requesting a special permit to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-352
Type of Action: SPECIAL PERMIT
Applicant: OYA Dutch Hill Road Sol

Related Cases: Z-25-351
Referring Board: Town of Otisco Town Board

Date Received: 11/14/2025
30-Day Deadline: 12/14/2025

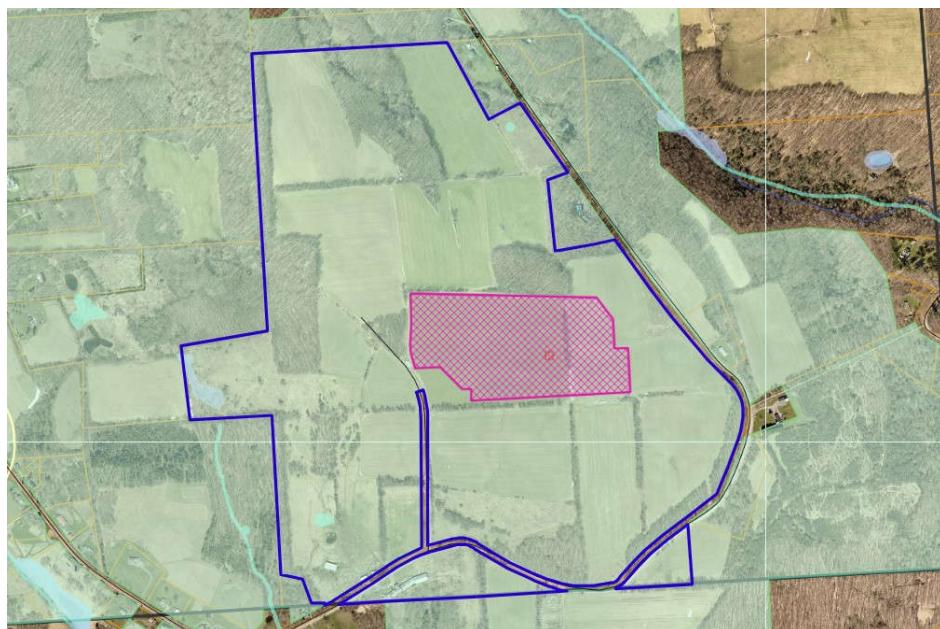
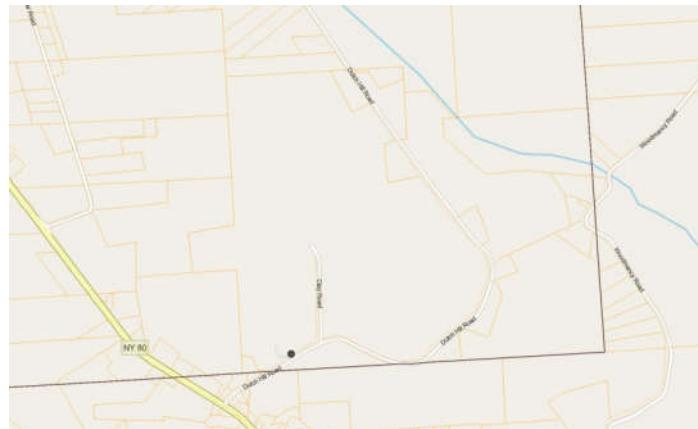
Located: at 1019 Dutch Hill Road
Tax Map Id: 023.-03-11.1

JURISDICTION:

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 the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District

Summary:

The applicant is requesting a special permit to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel



ONONDAGA COUNTY PLANNING BOARD Actions on GML Section 239 Referrals

November 25, 2025

Z-25-351, 352

STAFF REVIEW:

Description:	The applicant is requesting a special permit to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-351) for this proposed solar array.
Location:	The site is located in the southeast corner of the Town, adjacent to the Town's boundary with the Town of Tully. The area is characterized by large parcels containing agriculture and/or woodlands and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains areas of active agriculture and woodlands. The site has extensive frontage on Dutch Hill Road, a Town road, along with a narrow area containing a portion of Clay Road, a local road, that splits some of the parcels. Three buildings are located along the Dutch Hill Road frontage in the southwest corner of the site.
Project Detail:	<p>The applicant is proposing a 4.9 MWac, 6.68 MWdc solar PV collector ground-mounted system on a 25-acre portion of a 285.550-acre property. Per the Overall Site Plan dated 9/25/25, the array will be located at the center of the parcel. A 20' wide "limited use pervious access road" will connect Clay Road to two equipment pads containing transformers and other electrical equipment along with a 20'-wide vehicle pull-off located along the southern side of the array. The array will be fenced in with a gate located at the end of the access road. Per the local application, the solar array will cover 8.75% of the subject parcel.</p> <p>Per the Grading and Erosion Control Plan dated 9/26/25, electrical lines from the solar array will connect to overhead electrical lines at the bend of the access road. The overhead electrical lines then continue down Clay Road.</p>
Project Detail:	<p>A Glint-Glare Analysis Report completed LaBella Associates dated 8/2025 was included with the referral materials. Per the Report, "All observation points indicated within this study identify the closest in proximity residential homes to the proposed solar panel layout. Based on the completed analysis, only receptor route of Clay Road is exposed to potential effects of green glare, but not of yellow or red glare. None of the other analyzed observation points will experience green and yellow glare from this proposed solar facility at any time of the year."</p> <p>Photo Simulations by Saratoga Associates dated 9/12/25 were included with the referral materials and show the array may be visible from Dutch Hill Road immediately after installation, but after five years of growth, a line of conifers will screen the array from the road. Note, the subject area is located at a higher elevation than Dutch Hill Road. The report also shows that electrical poles will be visible along Clay Road from the intersection of Clay Road and Dutch Hill Road.</p>
Landscaping:	Per the Site Plan & Landscaping Plan dated 9/26/25, a line of conifers will be installed along the eastern side of the array to screen its visibility from Dutch Hill Road.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 9/30/25, 26 acres of the site will be developed with a 4.9 MWac, 6.68 MWdc solar PV collector ground-mounted system.

will be disturbed by the proposed project. A Stormwater Pollution Prevention Plan (SWPPP) completed by LaBella Associates dated 9/2025 was included with the referral materials.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.

Drinking Water: The site is served by an individual well, but the subject area is not. No changes to the current infrastructure are proposed.

Wastewater: The site is served by an individual septic system, but the subject area is not. No changes to the current infrastructure are proposed.

Agriculture: Per the Environmental Assessment Form (EAF) dated 9/30/25, the 25-acre subject area currently contains 24.28 acres of agricultural land and the proposed array will result in a reduction of 19.48 acres of agricultural land within the subject area.

The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.

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

Wetlands: GIS mapping shows small discrete wetlands are present onsite. A possible NYS wetland is located along the western site boundary. Two small federal wetlands are shown near the road frontage. Per the plans, the wetlands appear outside of the subject area. Per an Absence of Wetlands Memo – OYA Dutch Hill Rd Solar LLC written by LaBella Associates dated 6/24/25, a wetland and stream delineation was performed within the study area on 5/7/25 and 5/28/25 with the conclusion that there were no jurisdictional wetlands or streams within the study area. Per the Memo, the Study area includes the location of the proposed array and the access route to the array. A Letter of No Jurisdiction from the NYS Department of Environmental Conservation dated 8/12/25 was included with the referral materials stating “there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel”.

Historic Resources: Per a letter from NYS Office of Parks, Recreation, and Historic Preservation dated 7/11/25, “it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the NYS and National Registers Historic Places will be impacted by this project.”

Plants/Animals: Per a Letter from US Fish and Wildlife Service dated 5/14/25, the site may contain the Northern Long-eared bat and Monarch Butterfly, or its associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that few to no trees will be removed.

part of the proposed project.

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 or on the day of such hearing.

Other: A Decommissioning Plan completed by LaBella Associates was included with the referral materials.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-353

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 700 Out Parcel, LLC for the property located at 201 South Crouse Avenue and 1010 East Washington Street; 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 the Upstate Biotech Accelerator, a state-owned facility, and

WHEREAS, The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation requires the applicant to coordinate with Interstate-81 project team. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-353
Type of Action: SITE PLAN
Applicant: 700 Out Parcel, LLC
Date Received: 11/17/2025
30-Day Deadline: 12/17/2025

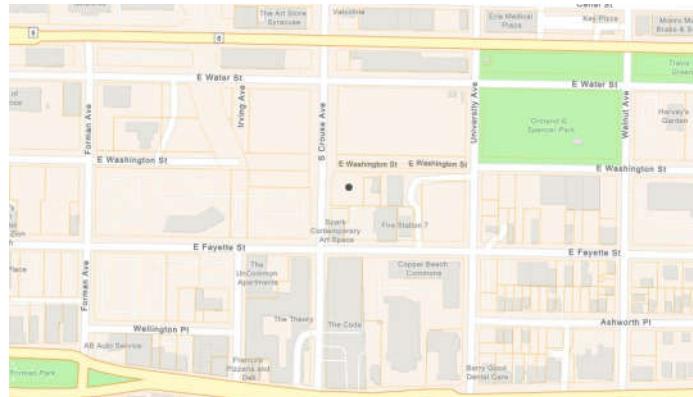
Related Cases: S-25-43
Referring Board: City of Syracuse Planning Commission
Located: at 201 South Crouse Avenue and 1010 East Washington
Tax Map Id: 030.-23-01.3, 030.-23-02.0

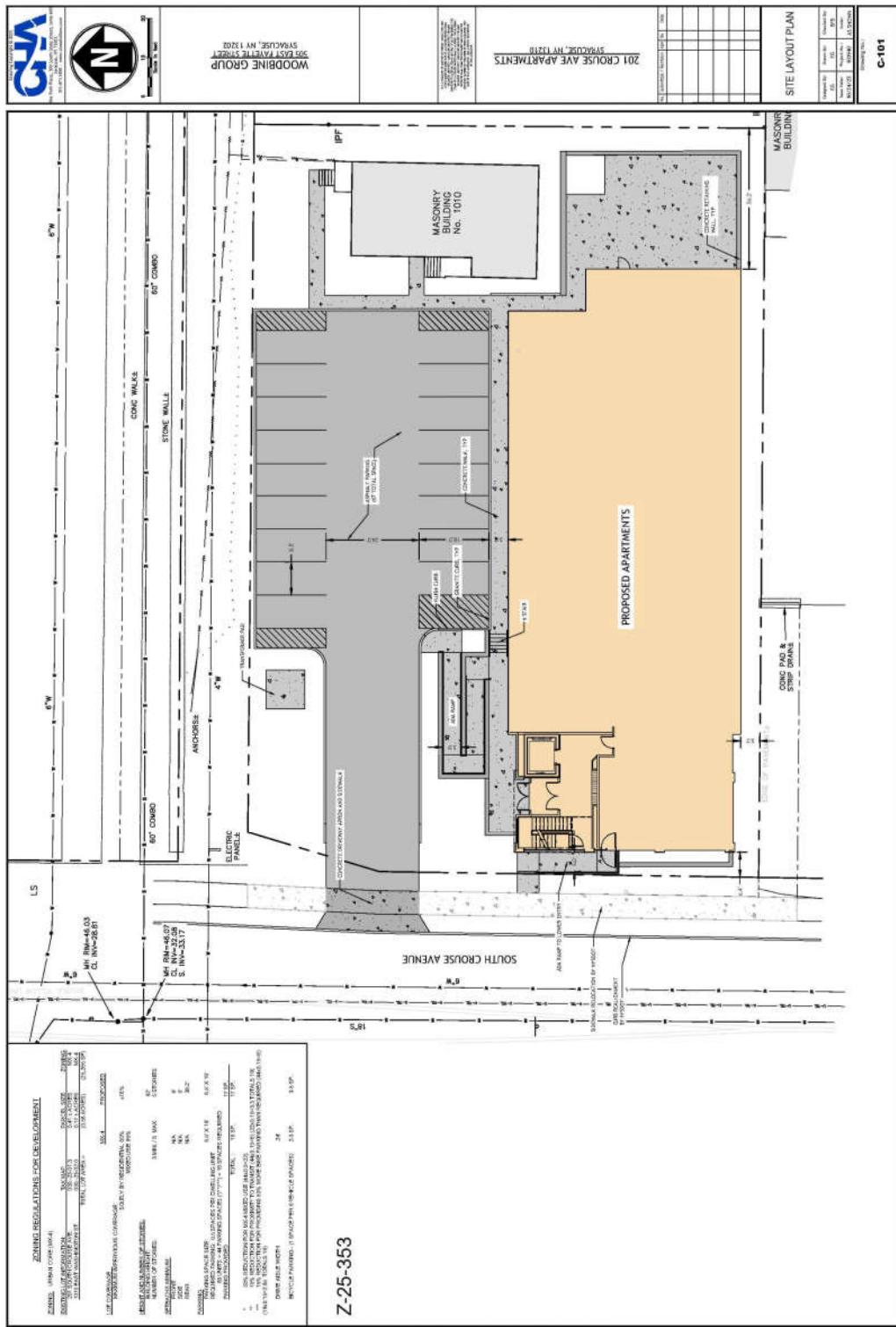
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility

Summary:

The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district





STAFF REVIEW:

Description:	The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building's amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a subdivision referral (S-25-43) to combine two parcels comprising the site into one new lot.
Nearby Uses/Setting:	The site is located in a transitional area on the east side of downtown Syracuse between downtown, Syracuse University and Erie Boulevard East. Nearby uses include apartment buildings, university buildings, parking lots, and commercial buildings.
Existing Site Layout:	The site contains a building at the rear (northeast corner) of the site. The remainder of the site is covered by lawn and trees.
Project Detail:	The applicant is proposing construction of a new 5-story apartment building containing 88 studio apartments along with preservation and renovation of the existing building. Per the Site Layout Plan dated 10/24/25, the proposed apartment building will be located along the southern site boundary. The existing building will be renovated into an amenity space containing meeting rooms, gathering space and management office.
Project Detail:	Per Final Plan New Lot 33B, the applicant is proposing to combine the two parcels into New Lot 33B (0.58 acres).
Access:	The site has frontage along South Crouse Avenue and a section of East Washington Street closed to automobiles. The proposed development will have driveway access from South Crouse Avenue.
(cont'd):	Per the NYS Department of Transportation (NYSDOT), the project is within the I-81 Viaduct Project Contract boundaries. The project plans note right-of-way, curbing and sidewalks along South Crouse Avenue will be coordinated with NYSDOT.
Historic Resources:	The site contains a Local Protected Site (Ignatius Fiesinger House) and the proposed development will be reviewed by the Syracuse Landmark Preservation Board.
Landscaping:	Per the Landscaping Plan dated 10/24/25, shrubs and plantings will be installed around the buildings and parking lots along with the installation of four trees.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.52 acres of the site will be disturbed by the proposed project. Per the Grading & Drainage Plan dated 10/24/25, stormwater infrastructure will be installed beneath the proposed parking lot.
Drinking Water:	A new connection to City public drinking water is proposed to serve the new building. The apartment building will result in an increase in demand.
Wastewater:	A new connection to the public sewers is proposed to serve the apartment building.

The site is located in the Metropolitan Wastewater Treatment Plant Service area.

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

Other: The project is within 2,000 feet of multiple sites (IDs: B00003, C734111, V00502, C734167) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-354

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Fabius Planning Board at the request of Infinity Solar Systems for the property located at 6905 Stebbins Road; and

WHEREAS, 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 Berry Road (Route 186), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundaries between the Town of Fabius, the Town of Pompey and the Town of LaFayette, and

WHEREAS, The applicant is requesting a special permit to allow a residential ground-mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-354
Type of Action: SPECIAL PERMIT
Applicant: Infinity Solar Systems

Related Cases: Z-25-355
Referring Board: Town of Fabius Planning Board

Date Received: 11/20/2025
30-Day Deadline: 12/20/2025

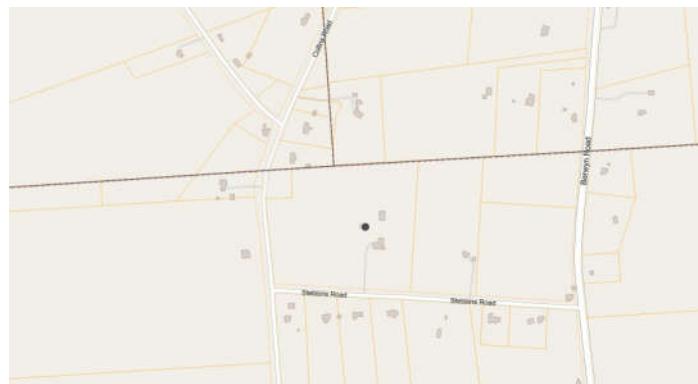
Located: at 6905 Stebbins Road
Tax Map Id: 107.-04-02.0

JURISDICTION:

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 Berry Road (Route 186), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundaries between the Town of Fabius, the Town of Pompey and the Town of LaFayette

Summary:

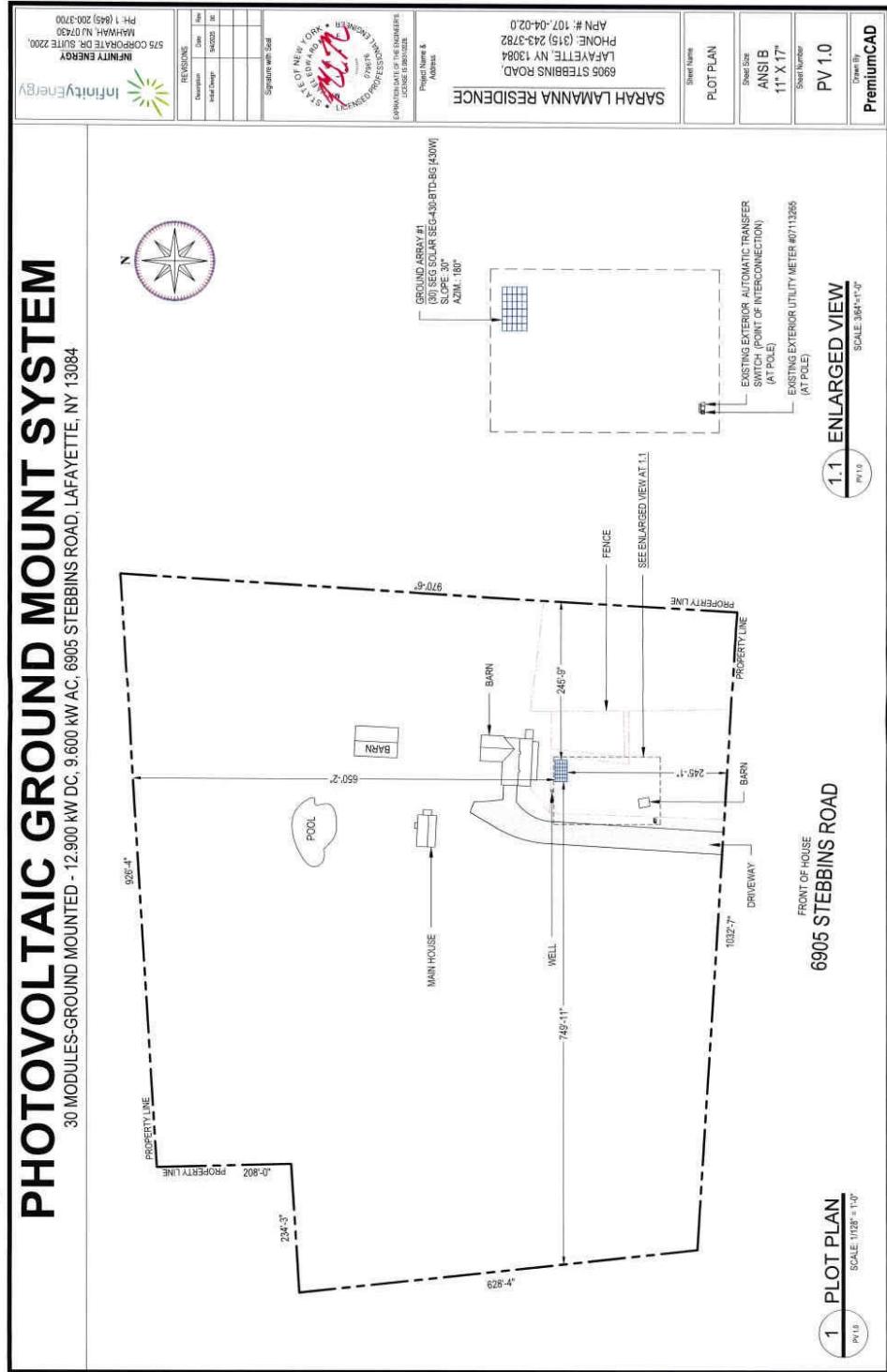
The applicant is requesting a special permit to allow a residential ground-mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district



Z-25-354, 355

PHOTOVOLTAIC GROUND MOUNT SYSTEM

30 MODULES-GROUND MOUNTED - 12,900 kW DC, 9,600 kW AC, 6905 STEBBINS ROAD, LAFAYETTE, NY 13084



STAFF REVIEW:

Description:	The applicant is requesting a special permit to allow a residential ground-mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district
Concurrent Reviews:	The Board is concurrently reviewing an area variance referral (Z-25-355) to allow the proposed solar array in the front yard.
Location:	The site is located in a rural area characterized by large parcels containing woodlands and/or agriculture and low density residential.
Existing Site Layout:	The site is located at the northeast corner of the intersection of Berry Road and Stebbins Road. Per aerial imagery, the site contains a house and two barns.
Access:	The site has a driveway to Stebbins Road. No changes are proposed.
Proposed Site Layout:	Per the Plot Plan dated 9/4/25, the proposed 12.900kW ground mounted array will be located between a barn and the Stebbins Road frontage. Per the Plot Plan and Site Plan dated 9/4/25, the 18'11"x34'4" array will have a front yard setback of 245'1" from Stebbins Road and a 245'9" side yard setback. The array will be connected to an existing electrical pole in front of the via a buried 2" conduit. Per the Mount Detail dated 9/4/25, the array will be mounted on posts driven into the ground and will be 8'4" high.
Variances:	The applicant requests an area variance to allow the ground mounted array in the front yard.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/19/21, the proposed array will not generate any additional stormwater.
Agriculture:	The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials. ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District to include an Agricultural Data Statement.
Wetlands:	GIS mapping shows a federal wetland may occur in a wooded area and a state wetland may occur in the northeast corner of the site. It appears the wetlands will be located outside of the general area where the proposed array will be located. The presence of wetlands is not indicated in the referral materials. ADVISORY NOTE: Wetland regulations require the applicant 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

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025

development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

OCPB Case # Z-25-355

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Fabius Planning Board at the request of Infinity Solar Systems for the property located at 6905 Stebbins Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Berry Road (Route 186), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundaries between the Town of Fabius, the Town of Pompey and the Town of LaFayette, and

WHEREAS, The applicant is requesting an area variance to allow a front-yard residential ground-mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district, and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Don Radke and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Renee Dellas - yes; Marty Masterpole - yes; Don Radke - yes.

Case Number: Z-25-355
Type of Action: AREA VARIANCE
Applicant: Infinity Solar Systems

Related Cases: Z-25-354
Referring Board: Town of Fabius Planning Board

Date Received: 11/20/2025
30-Day Deadline: 12/20/2025

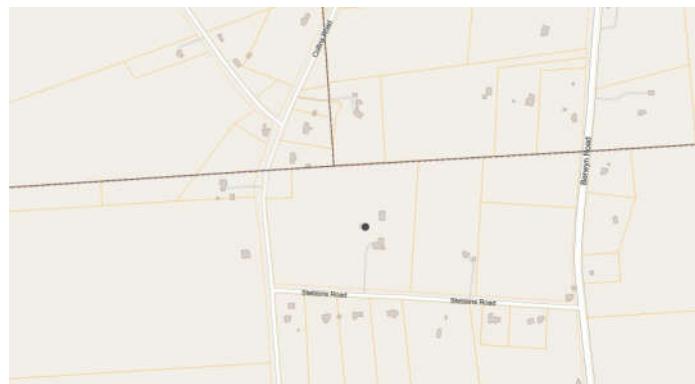
Located: at 6905 Stebbins Road
Tax Map Id: 107.-04-02.0

JURISDICTION:

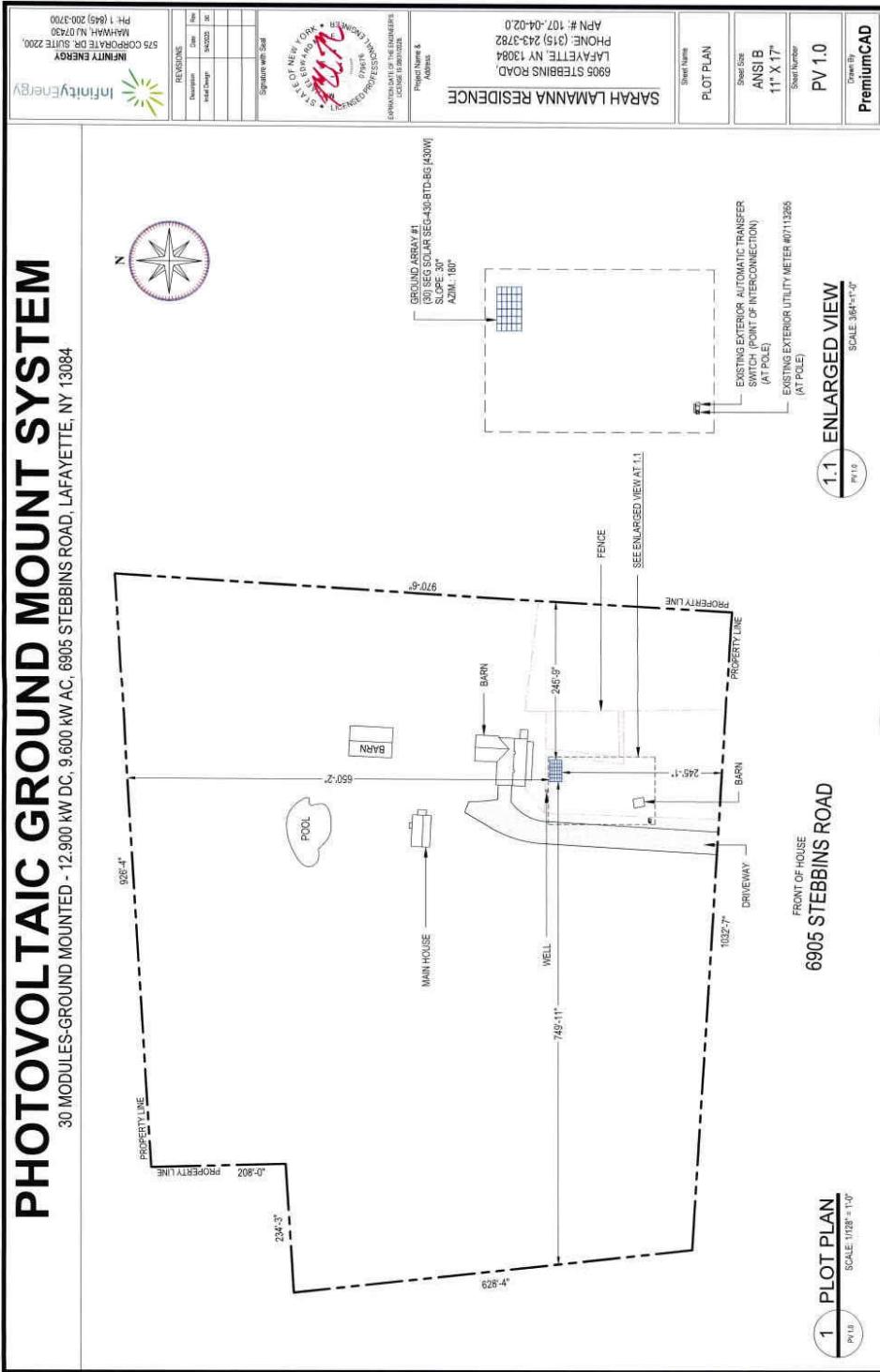
General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Berry Road (Route 186), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundaries between the Town of Fabius, the Town of Pompey and the Town of LaFayette

Summary:

The applicant is requesting an area variance to allow a front-yard residential ground-mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district



Z-25-354, 355



STAFF REVIEW:

Description:	The applicant is requesting an area variance to allow a front-yard residential ground mounted solar array on a 20.52-acre parcel in an Agriculture (A-2) zoning district.
Concurrent Reviews:	The Board is concurrently reviewing a special permit referral (Z-25-354) for this proposed residential solar array.
Location:	The site is located in a rural area characterized by large parcels containing woodlands and/or agriculture and low density residential.
Existing Site Layout:	The site is located at the northeast corner of the intersection of Berry Road and Stebbins Road. Per aerial imagery, the site contains a house and two barns.
Proposed Site Layout:	<p>Per the Plot Plan dated 9/4/25, the proposed 12.900kW ground mounted array will be located between a barn and the Stebbins Road frontage. Per the Plot Plan and Site Plan dated 9/4/25, the 18'11"x34'4" array will have a front yard setback of 245'1" from Stebbins Road and a 245'9" side yard setback.</p> <p>The array will be connected to an existing electrical pole in front of the via a buried 2" conduit.</p> <p>Per the Mount Detail dated 9/4/25, the array will be mounted on posts driven into the ground and will be 8'4" high.</p>
Variances:	The applicant requests an area variance to allow the ground mounted array in the front yard.
Access:	The site has a driveway to Stebbins Road. No changes are proposed.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/19/21, the proposed array will not generate any additional stormwater.
Agriculture:	<p>The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.</p> <p>ADVISORY NOTE: NYS Agricultural and Markets Law requires any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District to include an Agricultural Data Statement.</p>
Wetlands:	<p>GIS mapping shows a federal wetland may occur in a wooded area and a state wetland may occur in the northeast corner of the site. It appears the wetlands will be located outside of the general area where the proposed array will be located. The presence of wetlands is not indicated in the referral materials.</p> <p>ADVISORY NOTE: Wetland regulations require the applicant 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.</p>

ONONDAGA COUNTY PLANNING BOARD
Actions on GML Section 239 Referrals

November 25, 2025

development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*



ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, November 21, 2025
RE: GML Administrative Review - at 820 North State Street
RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocppreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-25-341

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 11/12/2025

TYPE OF ACTION: SITE PLAN

APPLICANT: 824 N. State St., LLC

LOCATION: at 820 North State Street

WITHIN 500' OF: Interstate Route 81, a state highway

TAX ID(s): 008.-19-18.1

PROPOSAL: The applicant is proposing to construct a second story residential addition and establish a "Mixed-Use Development" land use on a 0.18-acre parcel in an Urban Core (MX-4) zoning district. The site is located on the City's north side, between North Salina Street and Interstate 81. The site contains an existing two-story building with a single-story addition on the side and an asphalt parking area. The site currently has an insurance agency on the first floor and a second floor space, currently classified as "cold storage".

The applicant is proposing to remodel the second floor space and convert it to an owner-occupied apartment along with constructing an addition over the existing single-story portion of the building. The building's footprint will not change and no alterations will be made to the first floor commercial office. No changes are proposed to the rest of the site.

The site is served by public drinking water and sewers and no changes to the

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area. The proposed residential use of the second floor may result in an increase in drinking water demand and wastewater flow.

The site is located near the North Salina Street Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require 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: This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed.

Recommendations: No Position

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>



ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, November 21, 2025
RE: GML Administrative Review - at 617-619 North Geddes Street
RECOMMENDATION: Modification

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-25-344

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 11/13/2025

TYPE OF ACTION: OTHER AUTHORIZATION

APPLICANT: Stephen D. Frank - Park Outdoor Advertising

LOCATION: at 617-619 North Geddes Street

WITHIN 500' OF: 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 Interstate Route 690, a state highway.

TAX ID(s): 108.2-03-07.0

PROPOSAL: The applicant is requesting an Off-Premise Sign Permit on a vacant 4,278 square foot parcel to construct a 40-foot high two-sided static billboard in a Commercial (CM) zoning district. The site is a small, vacant corner lot (0.1 acres) at North Geddes and Edison Streets, adjacent to existing housing units, and across Edison Street from I-690 and ramps at North Geddes Street.

The proposed sign is a V-shaped billboard at the front corner of site, with 2 non-digital uplit sign faces (10'6"x40' each) mounted on a center pole. Sign faces will be 40' high to be visible from I-690. No other site changes are proposed.

The site contains a sidewalk in poor condition along the North Geddes Street frontage and partially along Edison Street, both City streets. North Geddes Street acts as a gateway corridor between the Lakefront and West Genesee

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

Street/Park Avenue areas of the City.

Past cases in this location include site plan and other authorization referrals (Z-21-335 and Z-21-170) to install one center-mounted V-shaped static billboard. The Board recommended Modification to ensure permits from NYS Department of Transportation (NYSDOT) have been obtained and offered a comment discouraging placement near residential land uses and the gateway to Lakefront and Park Avenue neighborhoods.

No water or sewer connections are existing or proposed.

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

Recommendations: Modification

Modification(s): The City must ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage prior to, or as a condition of, municipal approval.

Comment(s): The Board also offers the following comments:

1. The Board generally discourages the placement of billboards near existing residential land uses, as these uses are generally considered incompatible in scale and aesthetic. This area also functions as a gateway to the City's Lakefront and Park Avenue areas, which have been targets for recent investment and redevelopment.
2. The City may wish to require enhancement of the existing conditions on the site, in addition to the billboard itself. Improvements would optimally include reconstructed sidewalk along the North Geddes Street frontage, and landscaping, which could take the form of screening for neighboring uses, and plantings or other creative use of the remaining site for aesthetics and/or community benefit.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>



ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, November 21, 2025
RE: GML Administrative Review - at 3019 Erie Boulevard East
RECOMMENDATION: Modification

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocppreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-25-345

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 11/13/2025

TYPE OF ACTION: OTHER AUTHORIZATION

APPLICANT: Thomas O. Hornstein, Horn Companies

LOCATION: at 3019 Erie Boulevard East

WITHIN 500' OF: Interstate Route 690, Erie Boulevard East (Route 5) and Thompson Road (Route 635), all state highways, and the municipal boundary between the City of Syracuse and the Village of East Syracuse

TAX ID(s): 033.-01-02.3

PROPOSAL: The applicant is proposing the re-establishment of an "Off-Premise Advertising" land use type on land behind the existing KPOT Korean BBQ and Hot Pot restaurant on a 2.325 acre parcel in a commercial (CM) zoning district. The Board previously offered No Position on a sign waiver application (Z-13-2) as part of a proposal for a new 7,760 square foot restaurant.

Per the referral materials, the applicant is seeking to construct an off-premise sign in place of an unlawfully constructed sign. Per the Site Layout Plan, the relocation of the sign will necessitate the removal of three (3) existing parking spaces to the rear of the restaurant. The proposed sign will consist of a double-sided 40' by 11' billboard facing both east and westbound traffic on I-690 near the clover interchange with Thompson Road. The double-sided billboard will be mounted on a 30'-high wall pipe column.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

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

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

GIS mapping shows a small portion of the southeast corner of the parcel may contain state and federal wetlands, which does not appear to include the location of the proposed sign.

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

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.

Recommendations: Modification

Modification(s): The City must ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage prior to, or as a condition of, municipal approval.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>



ONONDAGA COUNTY DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director Of Planning
DATE: Friday, November 21, 2025
RE: GML Administrative Review - at 416 Grant Boulevard
RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocppreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-25-40
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 11/12/2025
TYPE OF ACTION: FINAL SUBDIVISION
APPLICANT: Sky Shop City, LLC
LOCATION: at 416 Grant Boulevard
WITHIN 500' OF: Teall Avenue (Route 228), a county highway, and the municipal boundary between the City of Syracuse and the Town of Salina
TAX ID(s): 022.-19-02.0

PROPOSAL: The applicant is proposing to subdivide a 4.127-acre parcel into two new lots, Lot No. 1 (0.786 acres) and Lot No. 2 (3.341 acres), in a Commercial (CM) zoning district. The site is located at the front of Shop City Plaza, a shopping plaza located in both the City of Syracuse and Town of Salina. The proposed subdivision is located in the City of Syracuse. The parcel contains an M&T Bank along the plaza's Grant Boulevard frontage and a McDonald's located along the plaza's Teall Avenue frontage. The subject parcel also contains a portion of the plaza's main parking lot, individual parking lots for both businesses, and portions of the plaza's driveways.

The proposed subdivision will separate the McDonald's and its parking lot from the remainder of the parcel into proposed Lot No. 1. Proposed Lot No. 2 will contain the M&T Bank, its parking lot, and a portion of the main parking lot.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpresources.html>

Access to the plaza comes from a named driveway from Grant Boulevard (Grant Terrace) and a driveway from Teall Avenue. Proposed Lot No. 2 will contain half of each driveway. Lot No. 1 will not contain any existing road access.

The purpose of the proposed subdivision is to allow proposed No. Lot 1 to be sold to a new owner. No changes to the site are proposed.

The site is served by public drinking water and sewers. The site is located in the Metropolitan Wastewater Treatment Plant service area.

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.

Recommendations: No Position

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>